

for sale

guide price **£300,000** Freehold



## Bushmead Road Luton LU2 7YT

This chain-free three-bedroom property offers exceptional potential for improvement, extension and further development (STPP). Featuring two reception rooms, a driveway, garage and valuable space to the side, this is an ideal opportunity for buyers looking to create their perfect family home.

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# Property Details

**Auctioneer's Comments** This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Porch

Double glazed door to front. Double glazed window to side. Radiator.

## Lounge

Double glazed window to front. Double glazed window to side. Two Radiators.

## Dining Room

Double glazed patio doors to rear. Radiator.

## Kitchen

Double glazed window to rear. Integrated Oven, Hob with Fan over. Boiler. Space for fridge/freezer and washing machine. SinkUnit. Work surfaces. Cupboards Up and Under.

## Cloakroom

Low level WC. Wash Basin, Radiator.



## Landing

Double glazed window to front and side.

## Bedroom 1

Double glazed window to rear. Radiator.

## Bedroom 2

Double glazed window to front. Radiator.

## Bedroom 3

Double glazed window to front. Radiator.

## Bathroom

Double glazed window to front and rear. WC. Radiator. Bath with shower over. wash basin.

## Front

Off road parking. Lawn area. Gates to rear.

## Rear Garden

Patio laid to lawn. Shed. Gates to Side. Out building.

## Garage

Up and Over door. Door to rear. Power and Light.



To view this property please contact Connells on

**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
LUTON LU3 2AD

Property Ref: LUN104026 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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