



Connells

Hathaway Close
Luton



Property Description

A delightful two-bedroom semi-detached bungalow, offered chain free and perfectly positioned in the highly sought-after Poets Area of Leagrave. Hathaway Close briefly comprises an entrance hall, two spacious bedrooms, lounge, bathroom suite and open plan kitchen/diner. Externally the property benefits from off street parking as well as a garage in the rear garden.

Hathaway Close is a quiet cul-de-sac set within the highly sought-after Poets Area of Luton, known for its peaceful residential feel and excellent access to amenities. The area benefits from being within walking distance of Luton & Dunstable Hospital. Residents enjoy strong transport links, including quick access to the M1 (Junctions 11 & 11a) and the nearby Leagrave Thameslink train station, offering direct routes into London and surrounding towns.

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.

Entrance Hall

Door to side aspect. Radiator.

Lounge

Double glazed window to front aspect. Gas fire place. Radiator.

Kitchen/Diner

Double glazed door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Gas hob with electric oven and cooker hood over. Radiator.

Bedroom One

Double glazed bay window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed Velux window to rear aspect. Double glazed window to rear aspect. Built in cupboard.

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps, wetroom shower, wash hand basin and low level wc. Part tiled. Radiator.

Front Garden

Laid to lawn. Off street parking.

Rear Garden

Laid to lawn with a patio area. Pond.

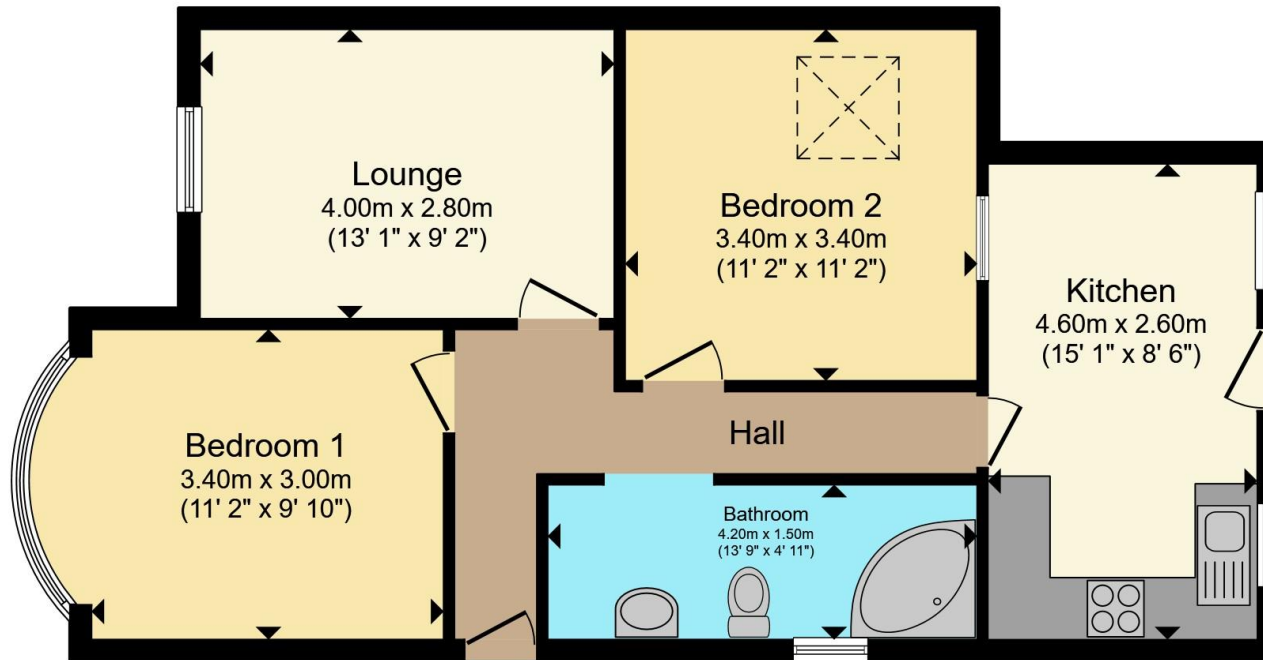
Garage

Power and lights.









Floor Plan

Total floor area 60.9 m² (656 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: D Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR311395



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR311395 - 0007