



Connells

Temple Close
Luton



Property Description

Extended in Bushmead! This three bedroom link-detached family homes makes the ideal purchase for a growing family. Tucked away in a cul-de-sac with benefits including hallway, cloakroom, utility room and garage. It is also being offered to the market chain-free!

Briefly comprises hallway, cloakroom, lounge opening into second reception room, opening into dining room, kitchen and utility room downstairs.

Upstairs are three bedrooms and family bathroom located off the landing.

The rear is laid mostly to lawn and holds a gate to the rear.

The front accommodates a block paved drive with lawn area.

There is a garage to the side of the property.

Bushmead is a suburb of Luton built in around 1990, its known for it's family originated suburb living.

Some local shops include a Co-op, community shop and pharmacy.

A little further is a Marks & Spencer's BP and then a Sainsbury's Supermarket.

Local schools include Bushmead Primary, Icknield High and Cardinal Newman Catholic School.

Luton Sixth form collage and Barnfield Collage are also within close reach.

A stone's throw away are Warden Hills which offer green walks, perfect for summer evenings.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.

Auctioneer's Comments

Entrance Hall

Double glazed frosted door to front aspect. Laminate flooring. Radiator.

Cloakroom

Double glazed frosted window to front aspect. Suite comprising low level wc and wash hand basin. Part tiled. Laminate flooring. Radiator.

Lounge

Double glazed window to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Laminate flooring. Radiator.

Second Reception Room

Laminate flooring. Radiator.

Dining Room

Double glazed window and door to rear aspect. Double glazed sky light. Laminate flooring. Radiator.

Kitchen

Double glazed window to rear aspect. Double glazed sky light. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a dishwasher. Integrated double oven with electric hob and fan over. Fully tiled. Radiator.

Utility Room

Wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and tumble dryer. Fully tiled. Boiler.

First Floor Landing

Airing cupboard housing hot water tank. Loft access.

Bedroom One

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Storage cupboard. Radiator.

Bedroom Three

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Part tiled. Radiator.

Driveway

Lawn area. Driveway for up to two vehicles.

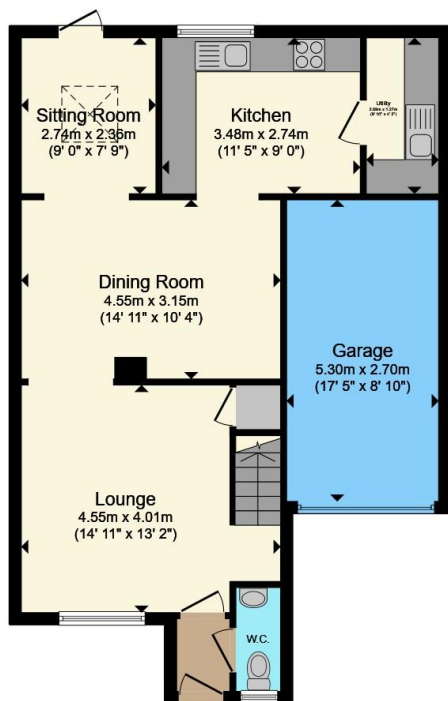
Rear Garden

Laid to lawn. Shed. Gate to rear aspect.

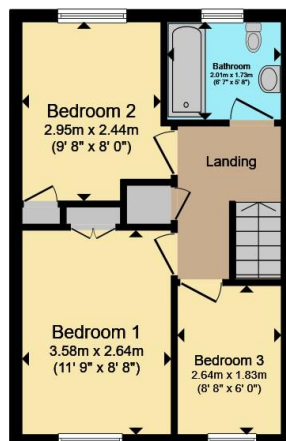
Garage

Power and light supply. Up and over door.





Ground Floor



First Floor

Total floor area 103.9 m² (1,119 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

Connells



To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/LUN103826

Tenure: Freehold



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: LUN103826 - 0009