



Connells

Northview Road
Houghton Regis Dunstable

Northview Road Houghton Regis Dunstable LU5 5HB

for sale guide price
£260,000



Property Description

Situated in a quiet cul-de-sac on Northview Road, Houghton Regis, this well-presented two-bedroom mid-terrace home is ideal for first-time buyers, investors, or those looking to downsize.

The property benefits from an entrance porch leading into a spacious lounge, with a good-sized kitchen to the rear offering ample storage and direct access to the private rear garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property offers a private rear garden and a driveway to the front providing off-road parking for two vehicles. Conveniently located close to local amenities, schools, and transport links, this is a fantastic opportunity to acquire a home in a sought-after residential location.

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.

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 Porch

Composite door, laminate flooring

Lounge

Window to front aspect, two radiators, carpet

Kitchen

Window to rear aspect, tiled walls, vinyl flooring, electric oven, cooker-hood, one bowl sink and drainer

Landing

Carpet

Bedroom One

Window to front aspect, storage, carpet

Bedroom Two

Window to rear aspect, radiator, carpet

Bathroom

WC, wash hand basin, bath with overhead shower, extractor fan

Outside

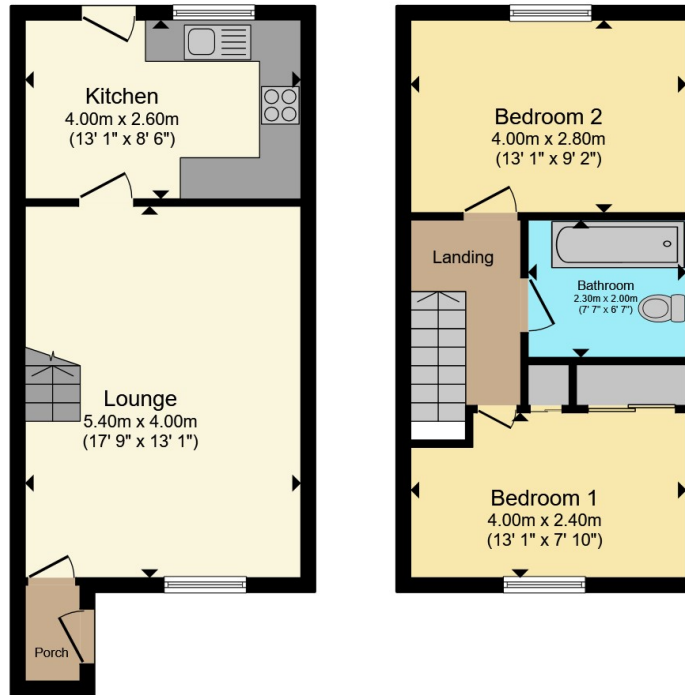
Rear Garden

Laid to lawn, shed









Ground Floor

First Floor

Total floor area 66.0 m² (711 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

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19 High Street North
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312646



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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