



Connells

Harrington Heights
Houghton Regis Dunstable

Harrington Heights Houghton Regis Dunstable LU5 6JU

for sale guide price
£340,000



Property Description

Situated within the sought-after Harrington Heights development, this four-bedroom detached family home occupies an excellent corner plot and offers fantastic potential for the next owner.

The accommodation comprises an entrance hall, spacious lounge, kitchen/dining area and a convenient downstairs cloakroom. Upstairs, there are four well-proportioned bedrooms and a family bathroom, making it an ideal home for growing families.

Externally, the property benefits from a good-sized rear garden, a garage and ample off-street parking for several vehicles.

While some updating is required, the property has been priced to sell and presents a superb opportunity to create a wonderful family home in a highly desirable location.

Conveniently located close to local schools, amenities and excellent transport links, including Junction 11A of the M1 motorway, this property is expected to attract strong interest.

Early viewing is highly recommended.

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 Hall

Door to front, window to rear, tiled flooring

Cloakroom

WC, wash hand basin, tiled flooring, tiled walls, heated towel rail, window to rear aspect

Lounge

Patio doors and window to front aspect, 2x radiators, carpet

Dining Room

Window to rear, understairs storage, carpet, stairs to landing

Kitchen

Work surfaces, wall and base units, draws, one bowl sink and drainer, window to rear

aspect, door to side aspect, vinyl flooring

Landing

Stairs from dining room

Bedroom One

Window to front aspect, carpet

Bedroom Two

Window to rear aspect, carpet

Bedroom Three

Window to front aspect, carpet

Bedroom Four

Window to rear aspect, carpet

Bathroom

Tiled walls, WC, wash hand basin with vanity, bath, tiled flooring, window to side aspect

Outside

Front Garden

Paved, driveway/carport, garage

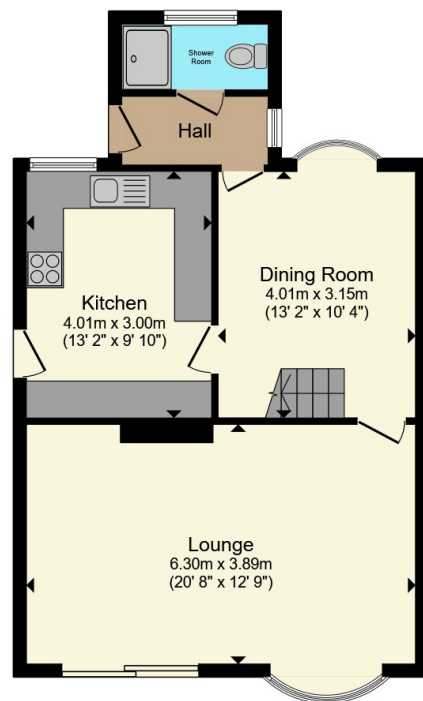
Rear Garden

Laid to lawn, raised patio/gravel area, gate

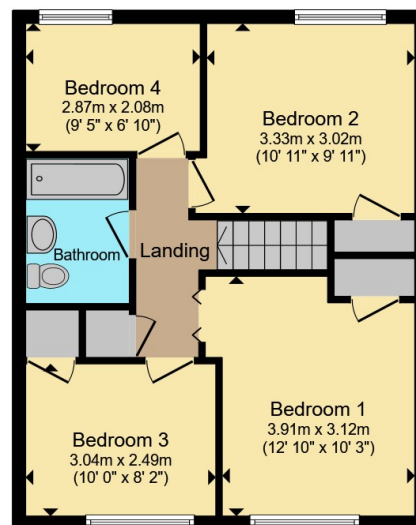




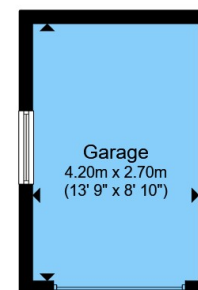




Ground Floor



First Floor



Garage

Total floor area 118.8 m² (1,279 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
DUNSTABLE LU6 1HX

EPC Rating:
Awaited

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312653



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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