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Not to scale. For illustrative purposes only

## 35 Dallow Road, Luton, Bedfordshire, LU1 1NJ



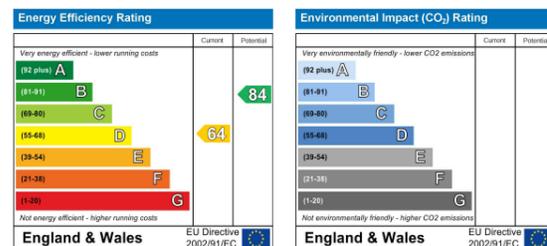
### For Auction, Guide Price £200,000 to £240,000

**\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 22nd APRIL 1PM \*\* GUIDE PRICE £200,000 to £240,000 \*\*  
 VIEWINGS BY APPT SATURDAY 14TH MARCH 2.30 PM TO 3.00 PM \*\* & FRIDAY 27TH MARCH 4:00 PM TO 4:30 PM \*\***

This period three-bedroom house offers approximately 957 sq ft of accommodation and is ideal for modernisation. The property benefits from good room sizes and a versatile layout, which may provide scope for conversion to a House in Multiple Occupation (HMO), subject to obtaining all necessary licences and planning consents, as well as potential for a loft conversion (STPP). The accommodation comprises an entrance hall, two reception rooms, kitchen, and a ground floor bathroom. To the first floor are three bedrooms accessed off the landing. Externally, the property benefits from a good size rear garden. The property is located close to Luton Central and approximately one mile from Luton Train Station, making it appealing to commuters.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](http://auctionhouse.co.uk/bedsandbucks)

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# 35 Dallow Road, Luton, Bedfordshire, LU1 1NJ

## AUCTION TIMESCALE

PLEASE NOTE THIS PROPERTY IS OFFERED WITH A LONGER THAN AVERAGE COMPLETION TIMESCALE WITH POST AUCTION COMPLETION SET FOR 1st APRIL 2026

## ACCOMODATION

### ENTRANCE HALL

Stairs to 1st floor, storage cupboard door to

### LOUNGE

13'1 x 10'5

Bay front room, double glazed windows to front, radiator



### BATHROOM

8'4 x 5'9

Double glazed window to rear, bath, sink, WC and part tiled walls



### LANDING

Access to loft, door to



### BEDROOM ONE

13'5 x 11'4

Two double glazed windows to front, radiator



### BEDROOM TWO

14'9 x 9'0

Double glazed window to rear, radiator



### BEDROOM THREE

11'4 x 8'2

Double glazed window to rear, radiator.



### OUTSIDE

### REAR GARDEN



### PARKING

On street parking in the adjacent side roads, and on street parking in front in permitted hours (single yellow line).

### SERVICES

No appliances or services have been tested

### COUNCIL TAX

Band B, Luton Council

### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 plus vat)

### HOW TO GET THERE

From the M1 southbound, take Junction 10 and at the roundabout follow signs for Luton South/A1081 (Airport Way), then continue on the A1081 into Luton, and at the next major junction turn left onto London Road/A1081; follow this road into Luton town centre, then turn left onto the Ring Road/A505 and after a short distance turn left onto Dallow Lane/Dallow Road, then follow Dallow Road to 35 Dallow Road on your left.



### KITCHEN

11'6 x 8'3

Double glazed window to rear, range of fitted units, sink unit, Vaillant Gas boiler, space for appliances



### DINING ROOM

14'1 x 8'10

Door to side, double glazed windows to side and rear.

For further information on viewing call 01908 030127