



Connells

Braceby Close
Luton



Property Description

Connells Are Pleased To Be Selling This Two Bedroom Extended Semi - Detached Bungalow located in The Limbury Mead area of Luton. This Chain Free Property Is Close To Local Amenities Which Also Has Great Transport Links and Multiple Schools All Within Walking Distance.

The Property Benefits From being wheel chair friendly, an Entrance Hall, Lounge, Family Bathroom, Kitchen, Conservatory, Two Double Bedrooms, Wet Room.

Externally You Have a Patio Area With Laid Lawn To Rear With Space For Multiple Car Parking To The Front.

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

Double glazed door and window to front aspect. Radiator.

Entrance Hall

Door to front aspect. Storage cupboard. Radiator.

Lounge

Double glazed window to front aspect. Television and telephone points. Log burner. Radiator.

Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. fridge/freezer. Integrated electric hob and oven with cookerhood over. New boiler fitted January 2026. Radiator.

Conservatory

Double glazed door and windows to rear and side aspects. Heater. Radiator.

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bathroom

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

Wet Room

Double glazed window to front aspect. Suite comprising double shower cubicle, wash hand basin and low level wc. Storage cupboard. Radiator.

Loft Space

Pull down ladder. Velux window to front aspect. Power and lighting.

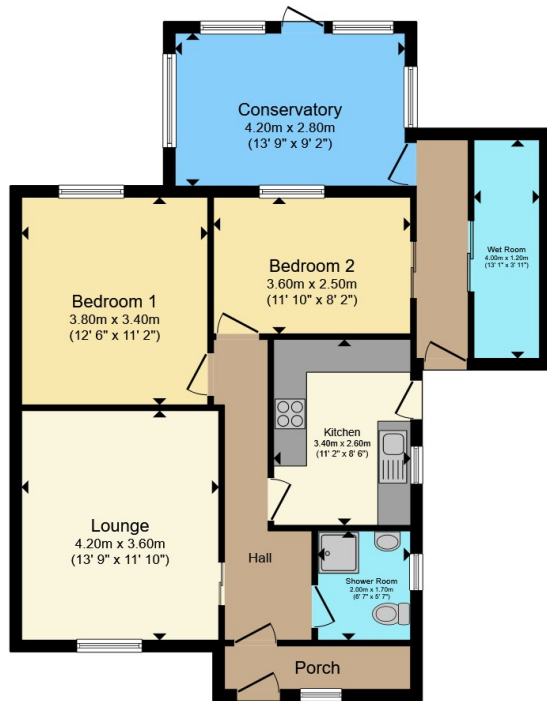
Rear Garden

Laid to lawn with a patio area.

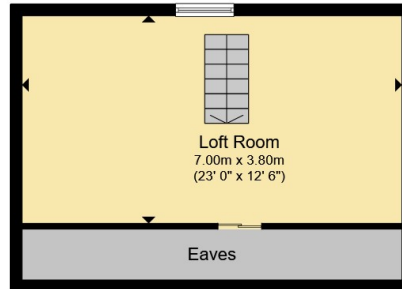
Car Port

Space for multiple cars. Wheel chair access.





Ground Floor



First Floor

Total floor area 116.2 m² (1,251 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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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/LUN103491

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.

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