

for sale

guide price **£435,000** Freehold



## Cutenhoe Road Luton LU1 3NB

A Four Bedroom Extended Semi-Detached Property Situated in the Popular South Luton Area Close to Parks and Transport Links. This Chain Free Family Home Benefits From a Lounge, Dining Room, Kitchen/Breakfast Room, Cloakroom, Family Bathroom, Off Road Parking, Garage and a Rear Garden.

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# Property Details

**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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc VAT towards the preparation cost of the pack.

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

Under stair storage. Window to side. Radiator.

## Cloakroom

Double glazed window to side. Low level WC.

## Lounge 17' 8" x 12' ( 5.38m x 3.66m )

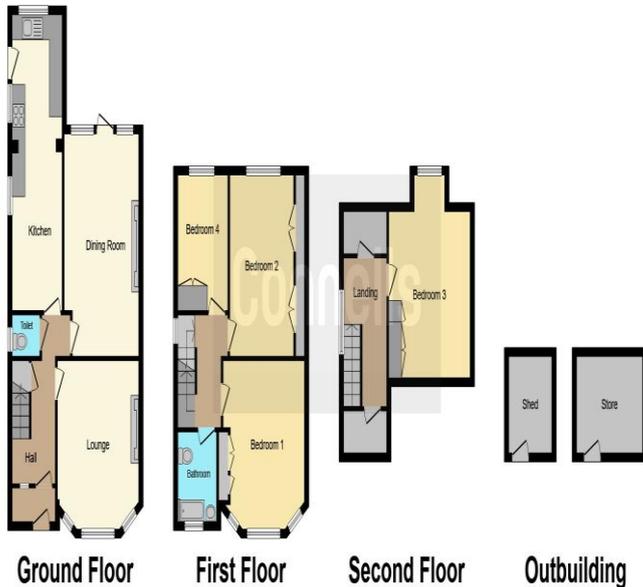
Gas fire place. Patio doors to garden.

## Dining Room 14' 11" x 13' ( 4.55m x 3.96m )

Bay fronted windows.

## Kitchen 23' 7" x 8' 6" ( 7.19m x 2.59m )

Double glazed window to side and rear. Range of wall and base units with work surfaces. Stainless steel sink unit with mixer taps and drainer. Door to side, Plumbing.



To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

**Tenure:** Freehold

**EPC Rating:** Awaited

Property Ref: LUT314323 - 0003

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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