

Connells

Bunting Road
Luton

Bunting Road
Luton LU4 0UA

for sale guide price
£240,000







Property Description

Offered to the market chain free, this well-presented two-bedroom semi-detached home is situated within the popular Birds Estate area of Lewsey Farm, making it an excellent choice for first-time buyers, downsizers or investors alike.

The accommodation offers comfortable living throughout, while outside the property benefits from a private rear garden, ideal for relaxing, entertaining or enjoying time with family. To the front, a driveway provides off-road parking for two vehicles, adding everyday convenience.

A particularly attractive feature of the property is the inclusion of solar panels and battery, which have been fully paid for, helping to improve energy efficiency and potentially reduce household running costs. There is also a smart EV electric charging point and hot water controller.

Bunting Road is ideally located within easy reach of a range of local shops and amenities, as well as several popular schools. The property also offers excellent transport links, with Junction 11 of the M1 motorway nearby, making it a great option for commuters travelling to London, Milton Keynes and beyond.

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 frosted window to front aspect. Laminate flooring.

Lounge

Double glazed window to front aspect. Stairs leading to first floor. Air conditioning and heating unit. Radiator. Laminate flooring.

Kitchen

Double glazed window and door 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. Integrated electric cooker, oven and fan over. Space for a fridge/freezer. Plumbing for a washing machine. Radiator.

First Floor Landing

Airing cupboard housing hot water tank. Loft hatch with insulation and part boarded.

Bedroom One

Double glazed window to front aspect. Built in wardrobes. Laminate flooring. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in desk. Laminate flooring. Radiator.

Shower Room

Double glazed frosted window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. . Heated towel rail. Laminate flooring.

Front Garden

Lawn area with shrubs. Gates to rear aspect. Electric charger. Parking for two vehicles.

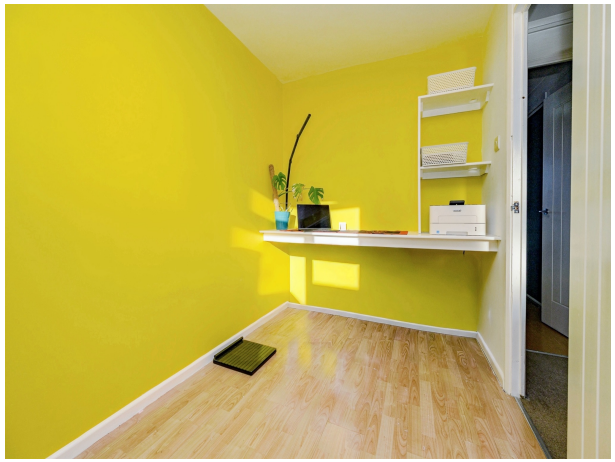
Rear Garden

Laid to lawn with a decking area. Shed. Raised beds. Shrubs and trees.









To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/LUN104123

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.