



**Connells**

Toddington Road  
Luton



### Property Description

This perfect CHAIN FREE family home located within close proximity to the train station and motorway is a perfect home for the London commute. This well presented home briefly comprises, entrance hall, lounge, kitchen/diner, downstairs toilet, three bedrooms and family bathroom. Externally this home offers a large rear garden and off road parking for two cars. Do not miss out on this fantastic property call Connells today to arrange a viewing 01582 595127.

### 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.



## Entrance Hall

Double glazed window and door to front aspect. Radiator.

## Lounge

Double glazed window to front aspect. Television point. Gas fire place.

## Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over with stainless steel sink and drainer unit. Plumbing for a washing machine. Gas oven. Space for fridge/freezer.

## First Floor Landing

Airing cupboard. Loft hatch.

## Bedroom One

Double glazed window to front aspect. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bedroom Three

Double glazed window to front aspect. Radiator.

## Wet Room

Double glazed window to rear aspect. Suite comprising electric shower, wash hand basin and low level wc. Radiator.

## Rear Garden

Laid to lawn with a patio area. Outside toilet with low level wc.





To view this property please contact Connells on

**T 01582 595 127**  
**E [legrave@connells.co.uk](mailto:legrave@connells.co.uk)**

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EPC Rating: C Council Tax  
Band: C

**view this property online [connells.co.uk/Property/LGR312054](https://www.connells.co.uk/Property/LGR312054)**

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.

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