



SITUATION

Located in one of the most desirable areas in Luton, at the junction with Cowper Street just off the London Road, with a number of primary schools within walking distance as well as being just a ½ mile south of Luton town centre and the University of Bedfordshire and approx. 1½ miles west of Luton airport.

Luton lies less than 30 miles north of Central London with good road links via the M1 (Junctions 10 & 11.)

PROPERTY

Comprising an end of terrace **3 Bedroom House** arranged over ground, basement and first floors with a **rear Garden** and a **Large Garage**. The property further benefits from having double glazed windows, gas central heating and has recently been repainted.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room 1	11'9" × 12'0"
Reception Room 2	11'9" × 11'2"
Kitchen	10'1" × 6'10"
Bathroom/WC	6'8" × 4'6"

First Floor

Bedroom 1	12'0" × 11'10"
Bedroom 2	11'3" × 8'6"
Bedroom 3	15'1" × 6'1"

Basement

Area	Approx. 125 sq ft
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Total GIA Approx. 950 sq ft plus 290 sq ft Garage

Plus Garden

Note: There may be potential to let the property as an HMO in order to maximise rental income.

Vacant 3 Bed House

The Surveyors dealing with this property are
NICHOLAS LEIGH and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Lynch Hall & Hornby – Tel: 020 8864 0722
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts