



3 bed semi-detached house to buy in LU4

Butely Road, Luton, Bedfordshire, LU4 9HE

£320,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Three Bedrooms Semi Detached
- ✓ Garage & Driveway
- ✓ Good School Catchments
- ✓ EPC Rating C

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

A bright and spacious three-bedroom semi-detached family home, offering approximately 818 sq ft of well-presented accommodation on a 0.07-acre plot.

The property features a useful entrance porch, a generous living and dining room with direct access to the garden, and a modern kitchen. Upstairs, there are two double bedrooms, a spacious single bedroom and a bright, well-ventilated modern family bathroom.

Outside, the property benefits from a large rear garden with a paved patio, storage shed and substantial garage with vehicle access. A large driveway provides ample off-street parking.

The property is being sold with vacant possession and will be available upon completion.

Further benefits include gas central heating and an EPC rating of C.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £320,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

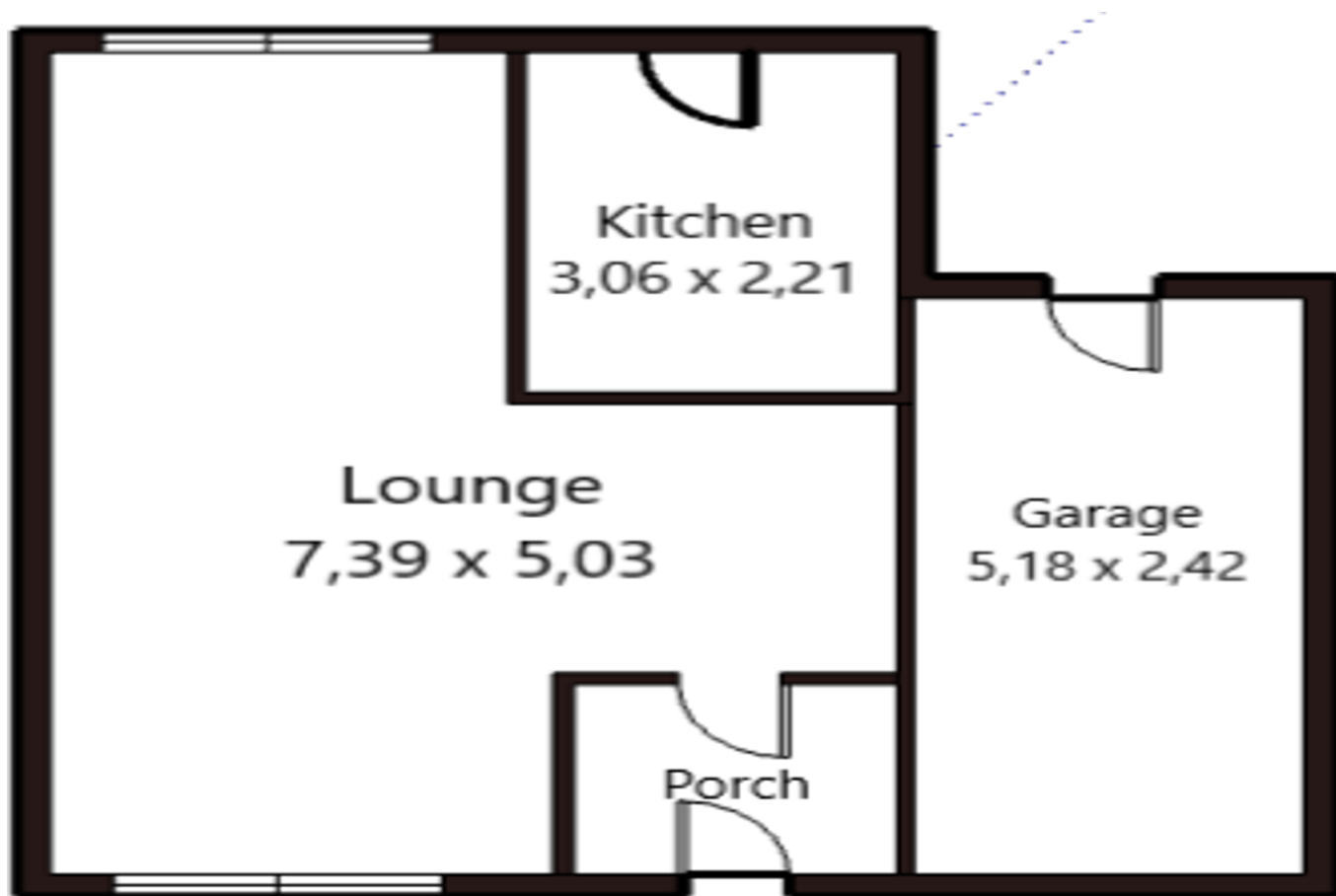
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Butely Road, Luton, Bedfordshire, LU4 9HE

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

