



Connells

Tithe Farm Road
Houghton Regis Dunstable

Tithe Farm Road Houghton Regis Dunstable LU5 5JE

for sale guide price
£250,000



Property Description

Offered to the market priced to sell, this three-bedroom mid-terrace home on the ever-popular Tithe Farm Road presents an excellent opportunity for first-time buyers, investors and growing families alike.

The accommodation comprises an entrance hall leading to a spacious lounge/dining room, providing a versatile living and entertaining space, alongside a fitted kitchen. To the first floor are three well-proportioned bedrooms and a recently refurbished family bathroom, offering a modern finish.

Externally, the property boasts a well-sized rear garden which has been thoughtfully arranged to include a dedicated bar and entertaining area, making it ideal for hosting family and friends. Further benefits include a brick-built shed and a metal outbuilding, providing excellent storage or workshop potential.

Conveniently located, the property is within easy reach of local shops, schools and everyday amenities, while nearby bus routes offer simple access to the surrounding area.

An affordable home with plenty of potential

and outdoor space, early viewing is highly recommended to avoid disappointment.

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 Hall

Storage, radiator

Lounge/ Diner

Window to front aspect, French doors to rear aspect, carpet

Kitchen

Door to rear aspect, tiled floor and walls, one bowl sink and drainer, space for cooker, space for washing machine, storage, radiator

Landing

Carpet

Bedroom One

Window to front aspect, storage, paneling, radiator, carpet

Bedroom Two

Window to rear aspect, radiator, carpet

Bedroom Three

Window to front aspect, storage, radiator, carpet

Bathroom

Window to rear aspect, tiled walls and floors, WC, wash hand basin, bath with shower, heated towel rail

Outside

Front Garden

Paved

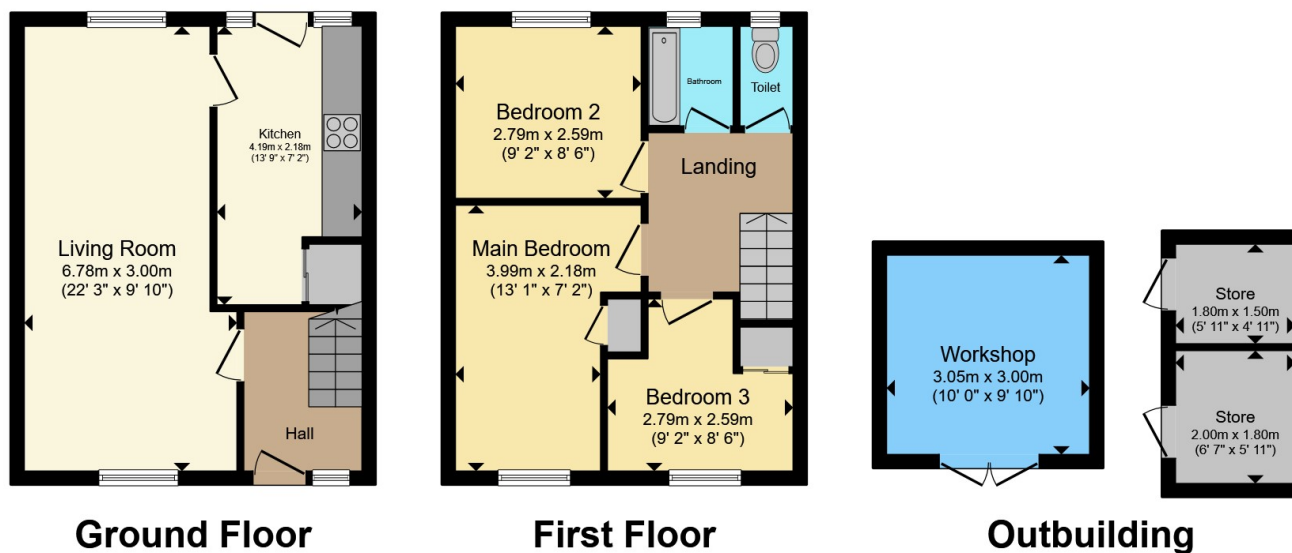
Rear Garden

Block paved, metal shed, shared path









Total floor area 74.3 m² (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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19 High Street North
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312672



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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