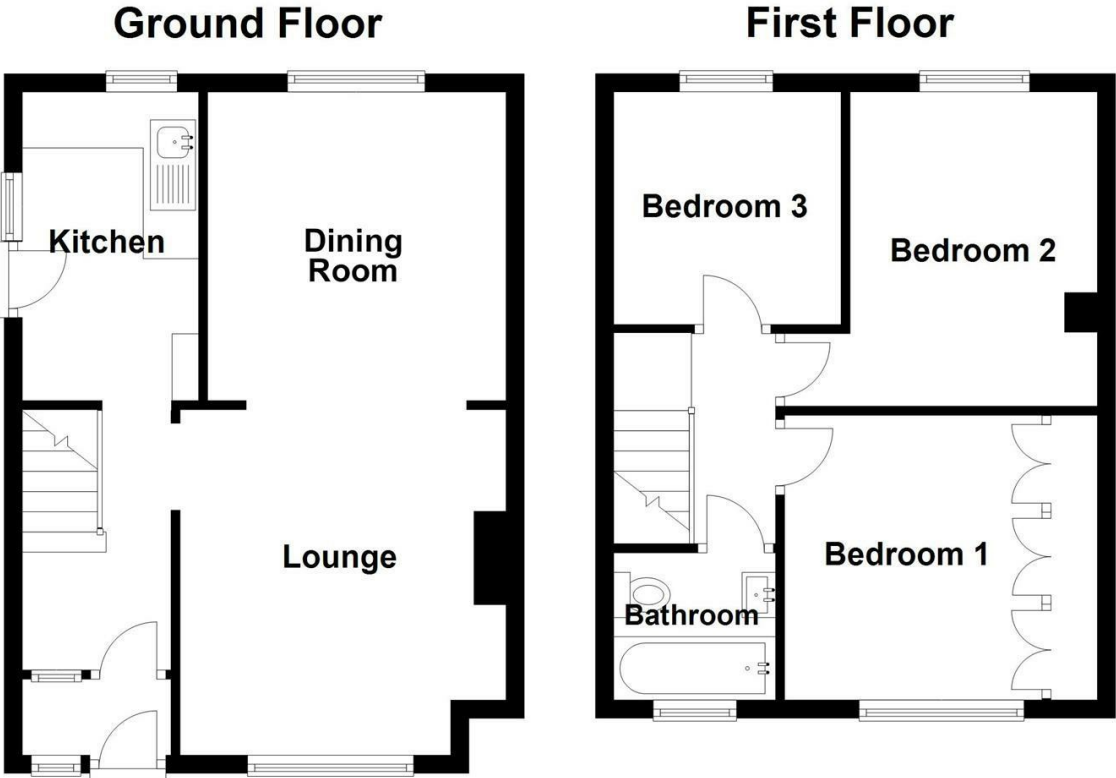




10 Runfold Avenue, Luton, Bedfordshire, LU3 2EH



Not to scale. For illustrative purposes only

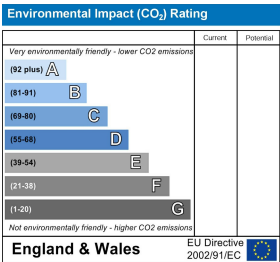
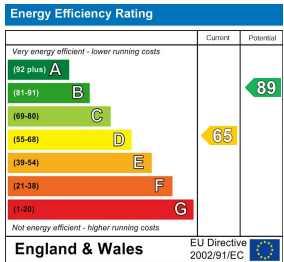


For Auction, Guide £290,000 to £320,000

FOR SALE BY AUCTION ON WEDNESDAY 19th NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION GUIDE PRICE: £290,000 TO £320,000 ** VIEWINGS BY APPT TUESDAY 21/10/25 3PM TO 4PM ** Offered for auction, this older-style end-of-terrace property presents an excellent refurbishment opportunity with significant potential to add value or extend (STPP). Ideally suited to investors or those seeking a rewarding project, the home features two reception rooms, a kitchen, three generously sized bedrooms, a modern bathroom, double glazing, and gas central heating. The property also benefits from a spacious rear garden with side access. With potential for conversion to a buy-to-let or HMO (subject to necessary consents), it is conveniently located in the heart of Luton's LU3 district, close to local shops, the town centre, train station, and just a short drive from the M1 motorway.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

ENTRANCE PORCH

Door to

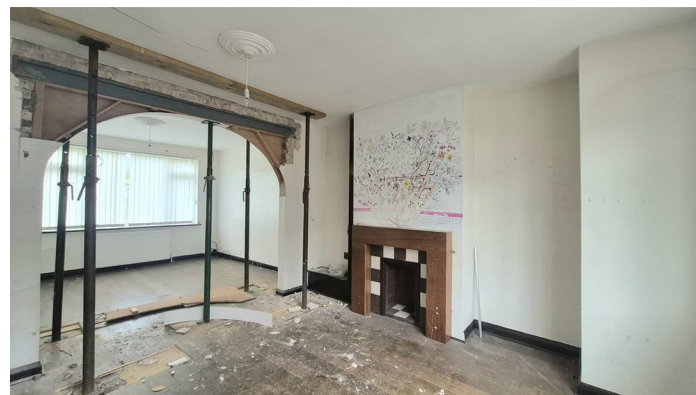
ENTRANCE HALL

Stairs to 1st floor, doorway to kitchen, doorway to

LOUNGE

12'6 x 11'10

Window to front, arch to



DINING ROOM

11'2 x 10'10

Window to rear



KITCHEN

11'2 x 6'5

Windows to rear and side, door to garden/side access.

Range of fitted units, space for appliances.



LANDING

Access to loft, door to

BEDROOM ONE

11'9 x 10'6

Window to front, fitted cupboards



BEDROOM TWO

11'9 x 11'5

Window to rear



BEDROOM THREE

8'5 x 8'5

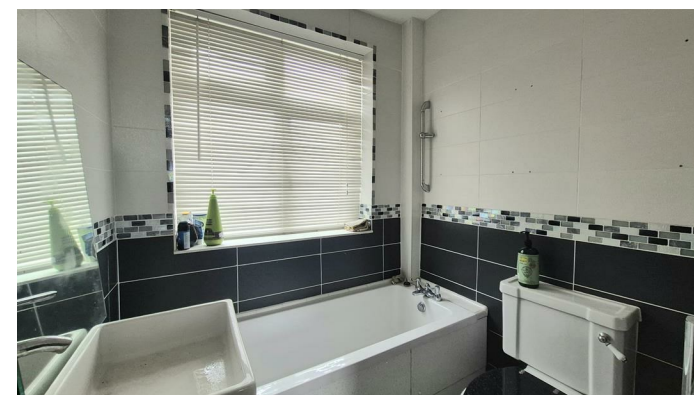
Window to rear



BATHROOM

5'10 x 5'4

Window to front, bath, sink, WC, part tiled walls



FRONT GARDEN

With side access

REAR GARDEN

Large rear garden, mainly laid to lawn with side access



PARKING

On street parking

SERVICES

No appliances or services have been tested

COUNCIL TAX

Luton Council Band B

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

Buyers Administration Charge

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

Buyers Premium Charge

The purchaser will be required to pay a buyers premium charge of £3600 (£3000 plus vat)

HOW TO GET THERE

From the M1 South, take Exit 11 for Luton (A505). At the roundabout, take the third exit onto Dunstable Road (A505) heading towards Luton. Continue straight for about 2 miles, then turn left onto Runfold Avenue. Number 10 will be on your left-hand side shortly after the turn.

DOISA/141025SA0206

For further information on viewing call 01908 030127