



Connells

Truro Gardens
Luton



Property Description

LOCATION IS EVERYTHING.

With three double bedrooms, integral garage and bigger than average garden this will suit all your needs.

The 1960's family home offers versatile living with room for all the family while being located off the ever popular New Bedford Road.

Situated a stones throw from green areas and allotments as well as still close to local bus routes. Legrave Railway Station is just over a mile as well as Luton mainline Railway station being under 2 miles. The Thameslink line can have you in St Pancras in as little as 24 minutes.

Local shops include Co-op, Riddy Lane Stores and Morrisons. A little further you will find Sainsburys supermarket.

Local schools include Icknield Primary and High as well as William Austin infant and junior.

Barnfield College is in close proximity as is Luton Sixth Form College.

Council Tax Band: E

Entrance Porch

Door to front aspect. Double glazed frosted window to side aspect. Tiled.

Entrance Hall

Parquet flooring. Radiator. Storage cupboard. Stairs leading to first floor.

Lounge/Diner

25' 6" x 12' (7.77m x 3.66m)

Double glazed windows to rear and front aspects. Double glazed door to rear aspect. Parquet flooring. Three radiators.

Kitchen

13' 4" x 11' 8" (4.06m x 3.56m)

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Gas oven and gas hob and cooker hood over. Radiator.

Porch

Double glazed frosted doors to front and rear aspects. Two storage cupboards. Tiled.

First Floor Landing

Double glazed frosted window to side aspect. Loft access. Airing cupboard housing hot water tank. Storage cupboard.

Bedroom One

13' 3" x 12' 2" (4.04m x 3.71m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

12' 9" x 12' (3.89m x 3.66m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

10' 7" x 9' 2" (3.23m x 2.79m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with mixer taps and shower attachment and wash hand basin. Radiator.

Separate Wc

Double glazed frosted window to rear aspect.
Low level wc.

Front Garden

Paved driveway with shrubs and trees. Door
to side aspect.

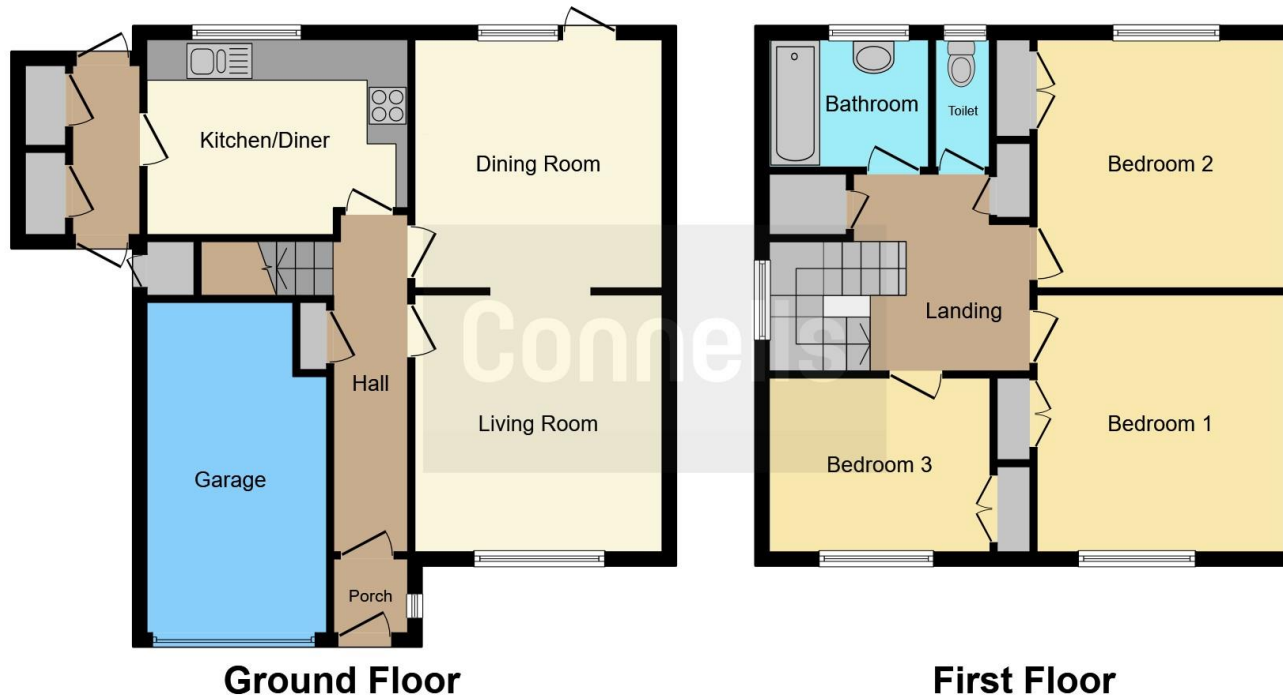
Rear Garden

Laid to lawn with a paved patio area. Shrubs
and trees.

Garage

Single garage with up and over door. Power
and light supply.





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.focalagent.com

To view this property please contact Connells on

T 01582 592332
E lutonorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: E

view this property online connells.co.uk/Property/LUN102680



Awaiting Photograph

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUN102680 - 0004