

for sale

**£270,000** Freehold



## Chalkdown Luton LU2 7FH

A two double bedroom terraced home which has been well maintained by its current owners meaning it is turnkey ready! Located in the Bushmead area of LU2 is the quiet cul-de-sac. It also comes with the benefit of two allocated parking spaces!



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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.localagent.com

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Property Details

## Entrance Hall

Double glazed frosted door to front aspect. Stairs leading to first floor. Radiator.

## Kitchen/Diner 10' 4" x 7' ( 3.15m x 2.13m )

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Integrated electric oven with gas hob and extractor fan over. Part tiled. Boiler.

## Lounge 15' x 11' 9" ( 4.57m x 3.58m )

Double glazed window and patio doors to rear aspect. Under stairs storage cupboard. Radiator.

## First Floor Landing

Loft access.

## Bedroom One 10' x 9' 9" ( 3.05m x 2.97m )

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

## Bedroom Two 12' 3" x 9' 3" ( 3.73m x 2.82m )

Double glazed window to front aspect. Airing cupboard housing hot water tank. Radiator.

## Bathroom

Suite comprising bath with shower attachment, wash hand basin and low level wc. Part tiled. Extractor fan. Heated towel rail.

## Front Garden

Shingle with path leading to front door.

## Rear Garden

Lawn with decking area.

## Parking

Two allocated parking spaces.



To view this property please contact Connells on

**T 01582 592332**  
**E [lutonorth@connells.co.uk](mailto:lutonorth@connells.co.uk)**

1A Riddy Lane  
LUTON LU3 2AD

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: LUN102835 - 0004

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)