

for sale

**£330,000** Freehold



**Gooseberry Hill Luton LU3 2JZ**

Two Bedroom Semi - Detached Bungalow Located In The Very Popular Area Of North Luton. This Property Is Being Sold Chain Free And Is Absolutely Ideal For Buyers Looking For A Quiet Life Whilst Also Benefiting From Local Shops And Amenities All Within Walking Distance.

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# Property Details

## Entrance Porch

Double glazed door and windows to front aspect.

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

## Entrance Hall

Double glazed door to front aspect. Storage cupboard. Loft hatch.

## Bathroom

Double glazed window to side aspect. Extractor fan. Suite comprising shower cubicle, wash hand basin and low level wc. Shaver point. Fully tiled. Radiator.

## Lounge

Double glazed window to front aspect. Wall lights. Radiator.

## Front Garden

Low level brick retaining wall. Laid to lawn with path leading to entrance.

## Kitchen/Diner

Double glazed window to front and side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Breakfast bar. Plumbing for a washing machine. Space for a fridge/freezer. Gas hob with electric oven. Radiator.

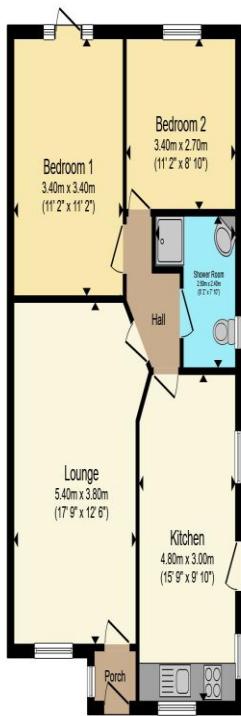
## Rear Garden

Laid to lawn with a patio area. Access to off road parking via The Furrows and garage.

## Bedroom One

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

## Bedroom Two



Total floor area 69.9 m<sup>2</sup> (753 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](http://www.propertybox.io)



To view this property please contact Connells on

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1A Riddy Lane  
LUTON LU3 2AD

Property Ref: LUN103755 - 0005

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C



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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