



**DG**  
Property  
Consultants  
Estd. 2000



## **Overstone Road, Luton, Bedfordshire LU4 8QY**

### **Asking Price £335,000**

Welcome to Overstone Road, Luton - Located on the Luton & Dunstable borders, this property is located with easy access to local amenities, schools, and transport links, by road & rail, ideal for a commuter. With no upper chain, this house is ready and waiting for you to make it your own.

This spacious 3-bedroom end terrace house boasts 2 reception rooms, perfect for family living, kitchen and combined family bathroom/wc. With gas central heating powered by a new combination boiler and fully double-glazed windows, this home offers both comfort and energy efficiency.

Outside, you'll find a generous rear garden, off-road parking available for a small vehicle to the front.

Don't miss out on the opportunity to own this family home in a sought-after area.

Call Team DG on 01582-580500 to arrange your viewing.



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
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## Ground Floor Accommodation

### Storm Porch

### Entrance Hall



uPVC double glazed entrance door, UPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s), picture rail, cupboard with electricity meter, carpeted stairs to first floor landing, door to dining room, lounge and kitchen, under stairs cupboard housing wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control and gas meter.

### Lounge

12'0" x 11'3" (3.66m x 3.43m)



UPVC double glazed bay window to front, double radiator, fitted carpet, cable, TV point(s), double power point(s), picture rail, feature fireplace.

### Dining Room

11'0" x 10'6" (3.35m x 3.20m)



UPVC double glazed window to rear, double radiator, fitted carpet, double power point(s), picture rail, feature fireplace.

### Kitchen

7'8" x 7'0" (2.34m x 2.14m)



Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, space and plumbing for automatic washing machine, space for fridge/freezer and cooker, gas and electric points for cooker, uPVC double glazed window to rear, uPVC double glazed window to side, vinyl flooring, double power point(s), uPVC double glazed door to side and access to the rear garden.



### View of Kitchen



### Bedroom 2

10'10" x 8'8" (3.31m x 2.63m)



### First Floor Accommodation

#### Landing



UPVC double glazed window to side, fitted carpet, telephone point(s), power point(s), access to loft space, doors to all first floor rooms.

#### Bedroom 1

11'0" x 11'6" (3.35m x 3.51m)



UPVC double glazed window to rear, built-in wardrobe(s), single radiator, fitted carpet, double power point(s), picture rail, feature fireplace.

UPVC double glazed window to front, double radiator, fitted carpet, double power point(s).

#### Bedroom 3

7'10" x 8'8" (2.39m x 2.63m)



UPVC double glazed window to front, double radiator, fitted carpet, double power point(s), picture rail.

#### Family Bathroom



Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, uPVC double glazed window to rear, single radiator, vinyl flooring.

## Outside of the property

### Front Garden

Boundary fence, laid to lawn, side drive, gate to rear garden via side of property.

### Rear Garden



Approx,100ft in length, laid to lawn, mature trees and shrub, side access to the front.

### Side of Property



Side access to the front of the property.

### Outside Store Room

Outside store room.

### Outside WC

Outside Wc.

### Off Road Parking

Small drive, allowing off road parking for a small vehicle.

### Council Tax Band

Council Tax Band : B

Charge Per Year : £1718.90

### MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

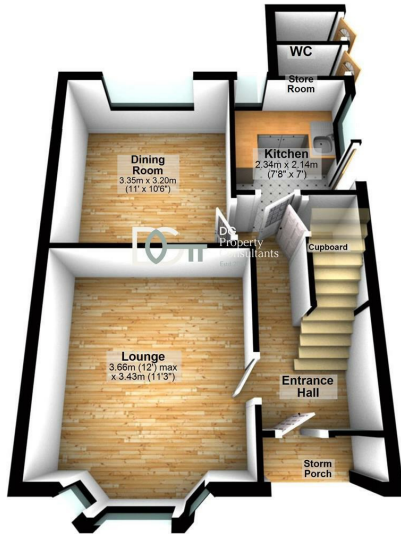
1. Cash purchase: Proof of funds.

2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

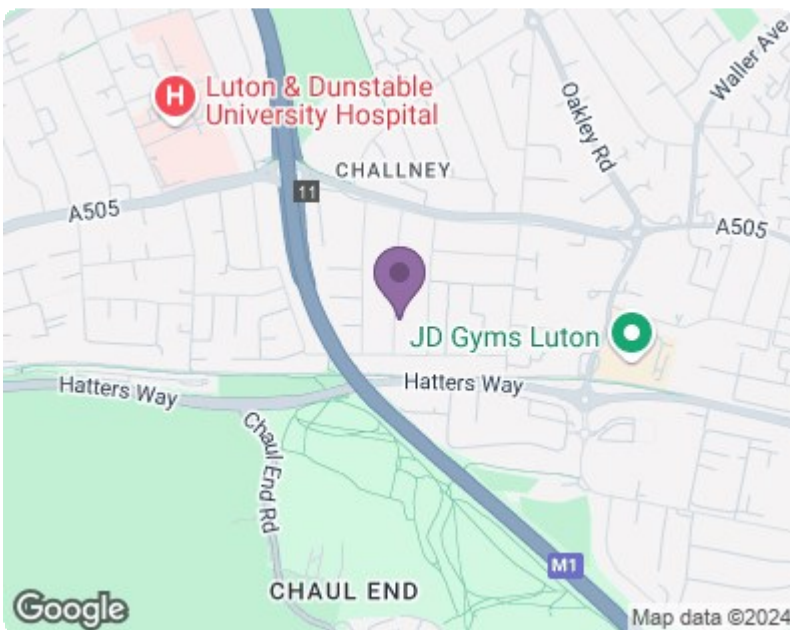
MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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