



DG
Property
Consultants
Estd. 2000



Bishopscote Road, Luton, Bedfordshire LU3 1PB

Asking Price £370,000

Located in Bishopscote Road in Luton, this semi-detached house presents an excellent opportunity for families seeking a traditional home with ample space. Offered with no upper chain, This property requires full modernisation throughout. Accommodation comprises: Entrance hall that leads to two separate reception rooms and the kitchen, plus a lean to conservatory. The first floor boasts three generously sized bedrooms, along with a family bathroom. Outside, the property features a front garden complemented by a driveway that accommodates parking for one vehicle. The good-sized rear garden offers a private outdoor space. Additionally, there is potential to extend the property to the side, allowing for further enhancement to the property.

This traditional family home is situated on the north side of Luton, providing easy access to local amenities and transport links. With its spacious layout and potential for expansion, this property is a must-see. To arrange your viewing, please contact Team DG at 01582-580500.



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Ground Floor Accommodation

Entrance Hall

uPVC entrance door with two uPVC double glazed windows to either side to the front, single radiator, wood block flooring, double power point(s), coved ceiling, carpeted stairs to first floor landing, uPVC double glazed door to side, doors to the kitchen, lounge and dining room.

Lounge

11'1" x 11'10" (3.39m x 3.61m)

uPVC double glazed bay window to front, single radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coved ceiling.

Dining Room

11'10" x 11'4" (3.60m x 3.45m)

Two windows to rear, wood block flooring, power points, door to lean to conservatory.

Lean to Conservatory

7'6" x 13'3" (2.29m x 4.04m)

Timber & brick construction, two windows to rear, ceramic tiled flooring, door to rear garden.

Kitchen

11'6" x 6'8" (3.50m x 2.03m)

Base units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for an automatic washing machine, space for fridge/freezer and cooker, gas point for cooker, window to rear, uPVC double glazed window to side, single radiator, vinyl flooring, power point(s), timber panelled ceiling, gas boiler serving heating system and domestic hot water.

First Floor Accommodation

Landing

UPVC double glazed window to side, fitted carpet, door to all first floor rooms.

Bedroom 1

11'4" x 11'10" (3.46m x 3.61m)

UPVC double glazed bay window to front, single radiator, exposed wooden flooring, double power point(s), built-in storage cupboard.

Bedroom 2

12'0" x 10'0" (3.66m x 3.05m)

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

Bedroom 3

8'10" x 8'0" (2.68m x 2.44m)

UPVC double glazed window to rear, single radiator, exposed wooden flooring, power point(s).

Family Bathroom

Panelled bath, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC double glazed bay window to front, radiator, vinyl flooring.

Outside of the property

Front Garden

Mono block front drive with two gate to the front, laid to lawn, mature conifer tree, gates leading to side of the property and access to the rear garden.

Rear Garden

80ft rear garden, laid to lawn, mature shrubs, trees and plants, side access to the front of the property.

Council Tax Band

Council Tax Band : C

Charge Per Year : £2062.61

MISDESCRIPTIONS ACT - Sales

Should you be 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.

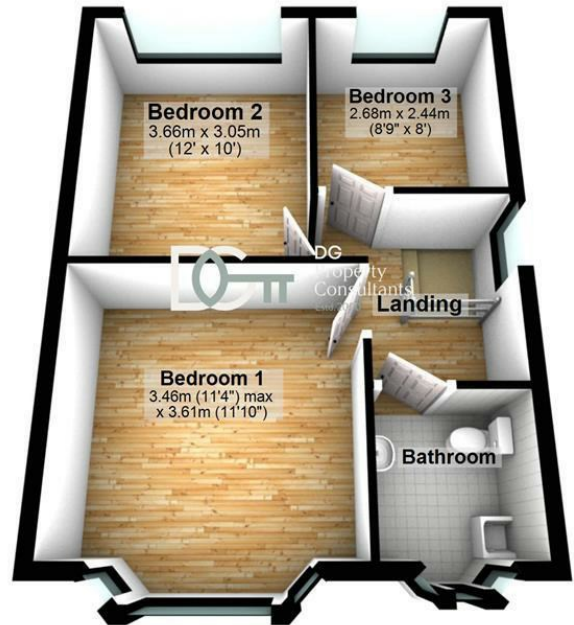
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

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.

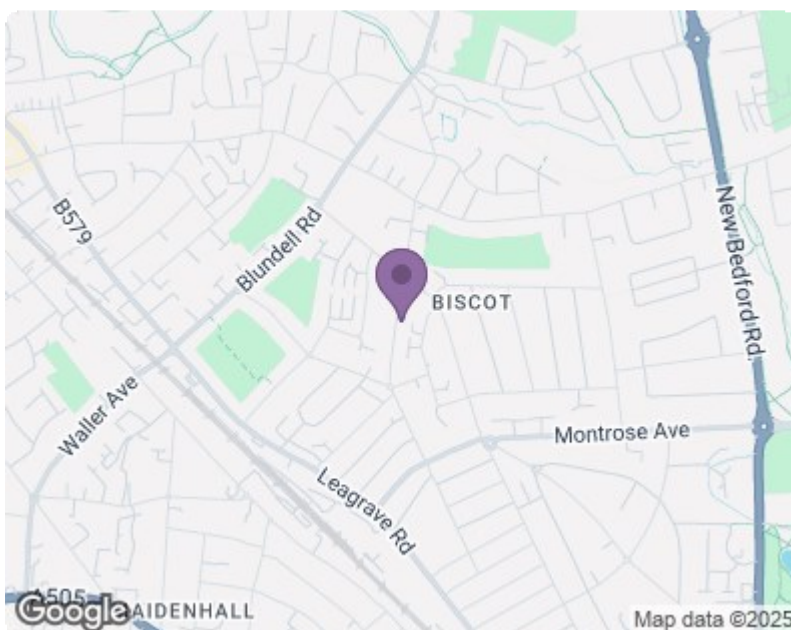
Ground Floor



First Floor



Total area: approx. 92.1 sq. metres (991.3 sq. feet)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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