DG Property Consultants
Estd. 2000

Pomeroy Grove, Bushmead, Luton, Beds LU2 7SY

Asking Price £319,995

DG Property Consultants are delighted to present this three-bedroom terraced house situated in the highly desirable Bushmead development in Luton. This property is an excellent opportunity for first or second time buyers or those seeking a sound investment. Upon entering the entrance hall with a convenient cloakroom onto the living room, with a featuring archway leading into the dining room, adjacent kitchen and an adjoining conservatory with access to the rear garden. The first floor comprises three bedrooms (2 with wardrobes) and family bathroom. Outside, the property boasts both frontage and rear gardens, ideal for outdoor activities or simply enjoying the fresh air. Additionally, there is off-road parking available for two vehicles to adjacent parking area, an asset in this sought-after area.

This home benefits from double glazing, gas central heating and no upper chain, this property is ready for you to move in and make it your own. Do not miss the chance to view this home.

For further information or to arrange a viewing, please contact us at 01582-580500.

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Ground Floor Accommodation

Entrance Hall
PVCu double glazed entrance door, single radiator, fitted carpet, dado rail, coving to textured ceiling, doors to cloakroom & living room.

Cloakroom

Sealed unit double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, fitted carpet, coving to textured ceiling.

Living Room
15'0" x 13'0" (4.57 x 3.96)

Sealed unit double glazed window to front with blinds, single radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), dado rail, coving to textured ceiling, archway opening to dining room, carpeted stairs to first floor landing.

View of Living Room

Dining Room
10'6" x 7'1" (3.20 x 2.16)

Fitted carpet, double power point(s), dado rail, coving to textured ceiling, double glazed patio doors to conservatory, archway opening to kitchen.

Kitchen
10'6" x 7'7" (3.20 x 2.31)

Matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, space for a fridge/freezer and automatic washing machine, built-in electric oven, four ring gas hob with extractor

hood over, replacement PVCu double glazed window to rear, ceramic tiled flooring, double power point(s), coving to textured ceiling with fluorescent strip.

View of Kitchen

Conservatory
13'0" x 8'0" (3.96 x 2.44)

Half brick and double glazed construction with PVCu double glazed windows and double glazed polycarbonate roof, two PVCu double glazed windows to rear, two PVCu double glazed windows to side, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), two wall lights, PVCu double glazed French double doors to garden.

View of Conservatory

First Floor Accommodation

Landing
Access to all first floor rooms, power point, fitted carpet, airing cupboard housing, pre-lagged, wall mounted and gas boiler serving heating system and domestic hot water.

Bedroom 1
11'6" x 8'8" (3.50 x 2.64)

Sealed unit double glazed window, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), coving to textured ceiling.

View of Bedroom 1

Bedroom 2
9'6" x 9'4" (2.90 x 2.85)

Replacement PVCu double glazed window, double wardrobe(s), single radiator, fitted carpet, double power point(s), coving to textured ceiling.

Bedroom 3
7'11" max x 6'2" (2.42 max x 1.87)

Sealed unit double glazed window to front, built-in wardrobe(s), single radiator, fitted carpet, double power point(s), coving to textured ceiling.

Family Bathroom

Refitted three piece suite comprising panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, shaver point, replacement PVCu double glazed window to rear, fitted carpet, coving to textured ceiling.

Outside of the property

Front Garden
Mainly laid to lawn with steps down to the front of the property.

Rear Garden

Enclosed by timber panelled fence to rear and sides, mainly laid to lawn with shrub, timber garden shed.

Off Road Parking

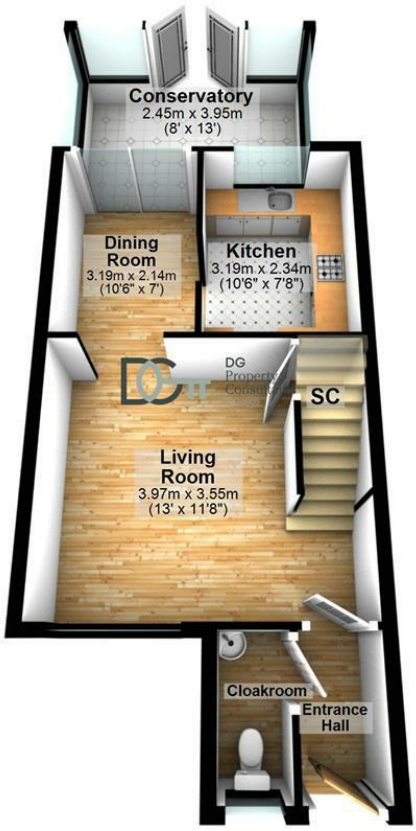
Allocated off road parking to side parking area 2 x spaces.

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.

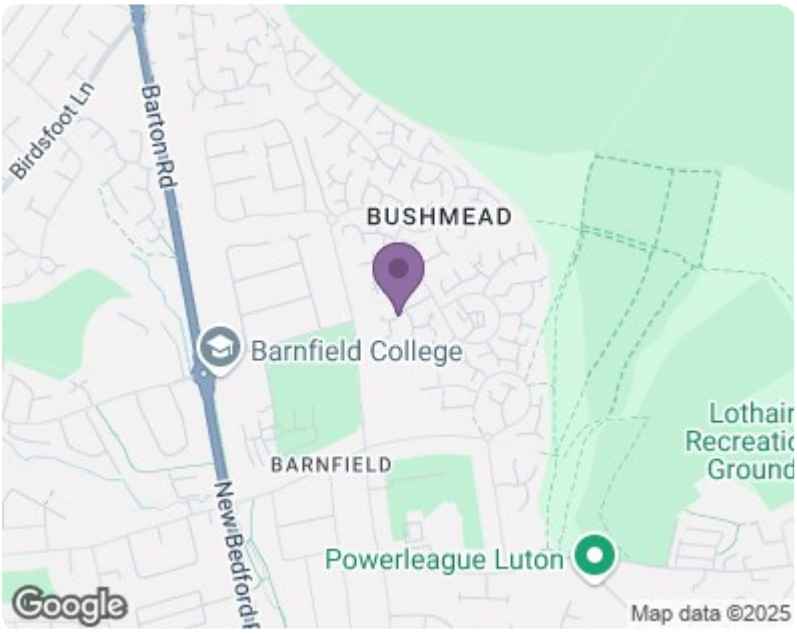
MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All 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.

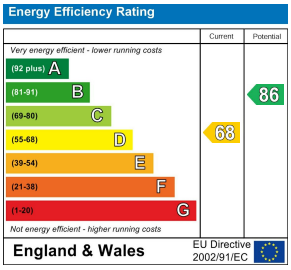
Ground Floor

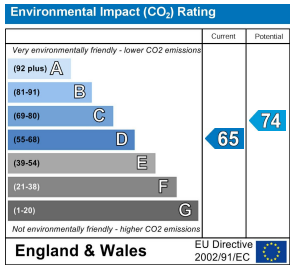


First Floor

Total area: approx. 85.4 sq. metres (919.4 sq. feet)







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