

for sale

offers in excess of **£315,000** Freehold



Heath Close Luton LU1 5SP

THREE bedroom semi-detached family home located within the Farley Hill Area of Luton.

This well presented home briefly comprises of entrance porch, Lounge/Dining Area, Kitchen, Three Bedrooms with Family Bathroom, Garage and Off Road Parking.

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Property Details

Lounge 21' 9" x 16' 3" (6.63m x 4.95m)

Door to front. Double glazed window to front and rear. Radiator. TV point. Storage cupboard. Patio doors to rear garden.

Kitchen 8' 4" x 7' 8" (2.54m x 2.34m)

Double glazed window to front. Fitted kitchen with a range of units with work surfaces. Sink/drain. Gas hob. Plumbing for washing machine.

Landing

Double glazed window to front. Airing cupboard.

Bedroom 1 11' 7" x 9' 7" (3.53m x 2.92m)

Double glazed window to rear. Loft hatch boarded. Radiator.

Bedroom 2 10' x 9' 5" (3.05m x 2.87m)

Double glazed window to rear. Radiator.

Bedroom 3 6' 9" x 6' 6" (2.06m x 1.98m)

Double glazed window to front.

Bathroom

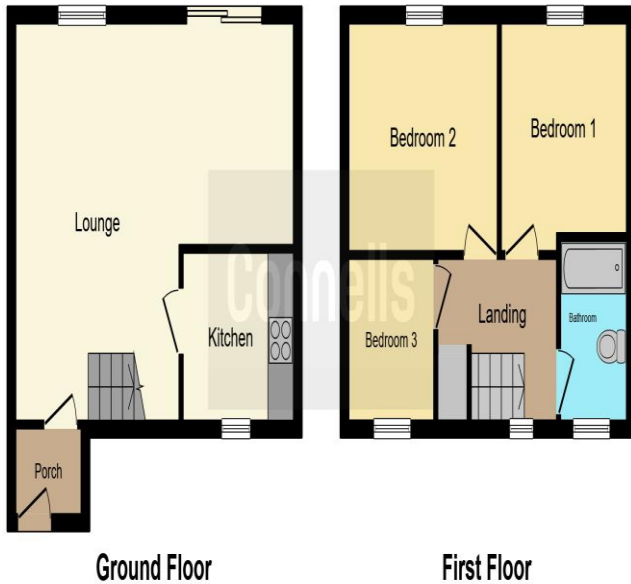
Double glazed window to front. Fully tiled. Bath/shower.

Rear Garden

Access to garden. Laid lawn.

Outbuilding

Power and lighting.



To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

Tenure: Freehold

EPC Rating: C

Property Ref: LUT315118 - 0006

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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