

for sale

offers over **£385,000**



Richmond Hill Luton LU2 7JQ

A very well presented three bedroom semi-detached family home situated in the popular Richmond Hill area of Luton.

This property briefly comprises: Entrance hall, Lounge, Dining room, Fitted Kitchen & Utility area. The first floor consists of three bedrooms & fitted bathroom.

Richmond Hill Luton LU2 7JQ

Entrance Hall

Double glazed door to front. Double glazed window to front and side. Radiator.

Shower Room

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Extractor fan.

Lounge

13' 4" x 12' 9" (4.06m x 3.89m)

Double glazed bay windows to front. Tv and Telephone point. Radiator.

Dining Room

11' x 13' 2" (3.35m x 4.01m)

Spot lights. Radiator. Patio door to rear.

Kitchen

9' 3" x 8' 5" (2.82m x 2.57m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Gas hob. Electric oven. Boiler. Radiator. Plumbing and space for appliances. Double glazed window to rear.

Lean To

28' 1" x 9' 4" (8.56m x 2.84m)

Landing

Double glazed window to side.

Bedroom One

13' 1" x 11' 1" (3.99m x 3.38m)

Double glazed window to front. Radiator.

Bedroom Two

12' 5" x 11' 1" (3.78m x 3.38m)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Three

9' 6" x 7' 9" (2.90m x 2.36m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Radiator. Double glazed window to side.



Outside

Front Garden

Paved driveway. Off road parking for 2 cars

Rear Garden

Laid to lawn. Paved patio area.

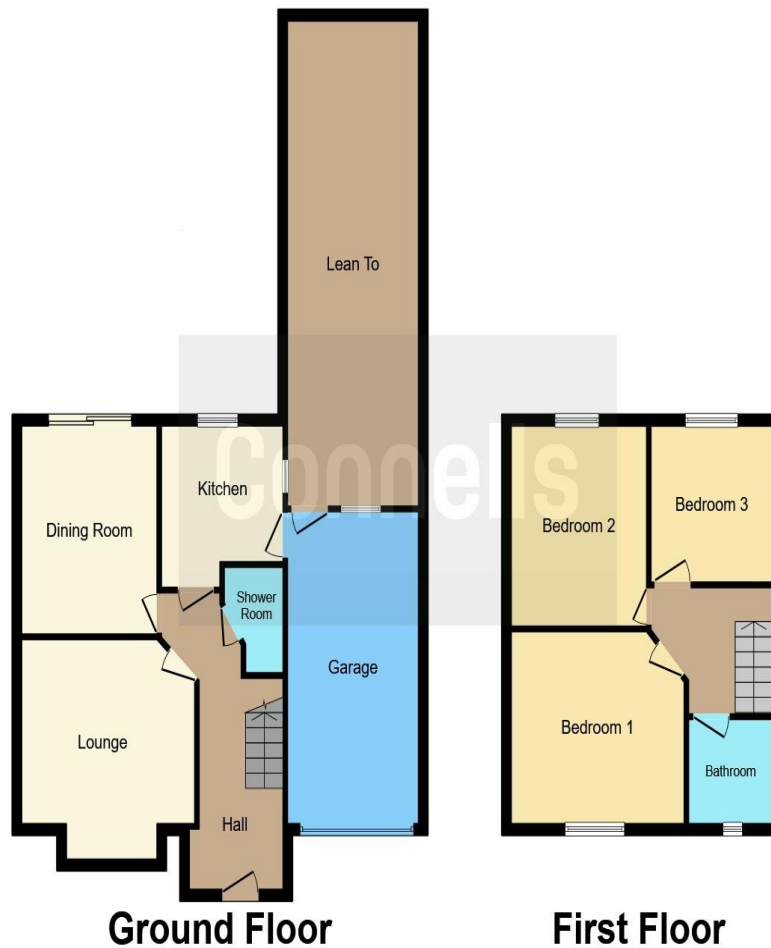
Outbuilding

19' x 9' 1" (5.79m x 2.77m)

Access via up and over door. Power & Lighting.







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.

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

Property Ref: LUT315664 - 0007

Tenure: Freehold

EPC Rating: C

view this property online [connells.co.uk/Property/LUT315664](https://www.connells.co.uk/Property/LUT315664)

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk