

for sale

guide price **£330,000**



Farley Meadows Luton LU1 5FS

A Three Bedroom Semi-Detached Property Situated in the Farley Area of Luton With Easy Access To The M1 Junction 10. This Family Home Benefits From a Lounge/Diner, Kitchen, Cloakroom, Family Bathroom, Off Road Parking and a Rear Garden.

Farley Meadows Luton LU1 5FS

Entrance Hall

Double glazed door to front. Radiator. Storage cupboard.

Cloakroom

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

Lounge

13' 4" x 19' 5" (4.06m x 5.92m)

Double glazed window to front. TV point. Radiator. Double glazed window to rear. Double glazed french doors to rear garden.

Kitchen

10' 9" x 8' 4" (3.28m x 2.54m)

Fitted with wall and base units. Sink drainer. Work surfaces. Gas hob. Electric oven. Cooker hood. Boiler. Plumbing and space for appliances. Radiator. Double glazed window to front.

Landing

Storage. Loft Hatch.

Bedroom One

13' 4" x 12' 3" (4.06m x 3.73m)

Double glazed window to side and rear. Radiator.

Bedroom Two

9' 9" x 6' 8" (2.97m x 2.03m)

Double glazed window to rear. Radiator.

Bedroom Three

8' x 14' (2.44m x 4.27m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shaver point. Radiator. Partly tiled.

Outside

Front Garden

Paved pathway to front entrance. Shrub

Rear Garden



Paved patio area. Mainly laid to lawn.







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

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 LUTON LU1 2AT

Property Ref: LUT315830 - 0006

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/LUT315830

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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