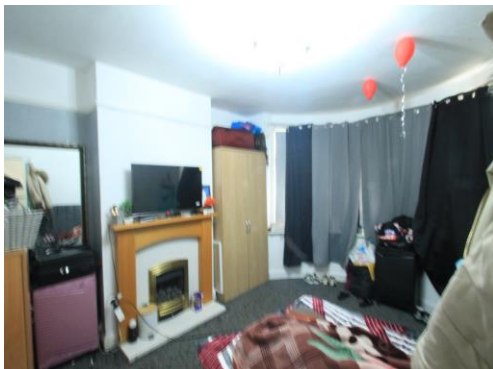




**Connells**

Old Bedford Road  
Luton



### Property Description

\*\*\*CHAIN FREE\*\*\*

A three bedroom semi detached house situated in Old Bedford Road. The property, which is close to all amenities within walking distance to Pope's Meadow and Wardown Park (as well as the station and town centre) briefly comprises :- Entrance hall, cloakroom, lounge, dining room, fitted kitchen, three bedrooms, family bathroom, gas central heating and fully double glazed.

Call Connells today to arrange a viewing on 01582 450999

### Entrance

### Cloakroom

Fitted with low level wc. Wash hand basin.

### Lounge

14' 4" x 12' 9" ( 4.37m x 3.89m )  
Double glazed window to front. Radiator.

### Dining Room

18' 2" x 11' 8" ( 5.54m x 3.56m )  
Double glazed window to rear. Radiator.

### Kitchen

11' 3" x 7' 5" ( 3.43m x 2.26m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances.

### Landing

### Bedroom One

12' 8" x 17' 2" ( 3.86m x 5.23m )  
Double glazed window to front. Radiator.

### Bedroom Two

12' 1" x 11' 9" ( 3.68m x 3.58m )  
Double glazed window to rear. Radiator.

### Bedroom Three

8' 11" x 5' 11" ( 2.72m x 1.80m )  
Double glazed window to front. Radiator.

### Outside

### Front Garden

### Rear Garden





To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT316004](https://www.connells.co.uk/Property/LUT316004)**

Tenure: Freehold



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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