



**Connells**

Warwick Road West  
Luton





### Property Description

\*\*\*\*POPULAR LOCATION\*\*\*\* GOOD SIZE BEDROOMS\*\*\*\*

This ample sized three-bedroom mid terrace property situated in the sought after Bury Park location. The accommodation comprises living room, second reception, dining room, kitchen, downstairs family bathroom, to the first floor you have three large double bedroom and bathroom,

Bury Park and Luton train station only a short walk away, Bus stop is a 2 minute walk away which has connections to Luton airport and beyond. This property can be improved further by extending into the loft and creating further bedroom space and extending to the rear of the property STPP.

CALL NOW TO VIEW!!!

### Entrance

### Lounge

11' 2" x 10' 9" ( 3.40m x 3.28m )  
Double glazed window to front. Under stairs storage. TV and Telephone point. Radiator.

### Dining Room

Double glazed window to rear. Electric fire. Radiator. Stairs rising to first floor.

### Landing

Loft hatch. Boarded.

### Bedroom One

15' 9" x 11' 1" ( 4.80m x 3.38m )  
Double glazed window to front. Fitted wardrobes. Access to loft.

### Bedroom Two

11' 6" x 9' 8" ( 3.51m x 2.95m )  
Double glazed window to rear. Fitted wardrobe. Radiator.

### Bedroom Three

13' 5" x 6' 5" ( 4.09m x 1.96m )  
Double glazed window to side. Radiator. Fitted wardrobes.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shaver point. Fully tiled. Radiator. Double glazed window to rear.

### Outside

### Rear Garden

Side access to street.

### Outbuilding

7' 8" x 11' 7" ( 2.34m x 3.53m )  
Power and light.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: Awaited**

**view this property online [connells.co.uk/Property/LUT315703](http://connells.co.uk/Property/LUT315703)**



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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUT315703 - 0002