



Connells

Warwick Road West
Luton

Warwick Road West
Luton LU4 8BJ

for sale offers over
£260,000



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; Ground floor - living room, second reception, dining room, kitchen, downstairs family bathroom. First Floor - three LARGE DOUBLE bedrooms and bathroom.

Located close to public transport with Luton train station and Luton Interchange only a short walk away.

This property has great potential to be improved further with loft and rear extensions 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

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

view this property online 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.

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