



Connells

Malvern Road  
Luton





### Property Description

\*\*\*DALLOW AREA\*\*\* TWO BEDROOMS\*\*\*  
POPULAR LOCATION\*\*\*

Located with a popular area is this TWO bedroom terraced home. The area is very popular as there are schools, shops, and transportation links within close proximity. In brief the property comprises of two receptions, kitchen ground floor bathroom and two double bedrooms to the first floor. Externally there is a low maintenance rear garden and on street parking at the front.

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### Entrance

#### Lounge

10' x 10' ( 3.05m x 3.05m )  
Double glazed window to front.

#### Dining Room

11' 2" x 10' ( 3.40m x 3.05m )  
Double glazed window to rear. Storage cupboard.

#### Kitchen

10' 6" x 6' 3" ( 3.20m x 1.91m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window to side.

#### Bedroom One

11' 4" x 10' 11" ( 3.45m x 3.33m )  
Double glazed windows to front. Fitted carpet.

#### Bedroom Two

11' 4" x 11' 3" ( 3.45m x 3.43m )  
Double glazed window to rear. Fitted carpet.

#### Bathroom

Fitted with low level wc. Wash hand basin. Paneled bath. Partly tiled. Double glazed window to rear.

### 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: C**

**view this property online [connells.co.uk/Property/LUT316461](https://www.connells.co.uk/Property/LUT316461)**

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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