



**Connells**

Durbar Road  
Luton



### Property Description

This 3 bedroom extended mid terrace property located just off the Dunstable road within walking distance of Bury Park in Luton and all local amenities is a must see. If you are looking to commute to London this property has fantastic links whether it is by the motorway junction 11 or Luton mainline train station. The property briefly comprises of Entrance hall, Lounge, Dining Room, Kitchen, Conservatory Shower room, 3 Bedrooms 2 of which are doubles and family bathroom.

### Entrance Porch

Double glazed doors to front. Door to entrance hall.

### Entrance Hall

Door to front. Under stairs storage cupboard. Radiator. Stairs rising to first floor.

### Lounge / Dining Room

25' 2" into bay x 12' 7" ( 7.67m into bay x 3.84m )  
Double glazed bay window to front. Gas heater. Radiator, Sliding doors to living room.

### Living Room

14' x 12' 7" ( 4.27m x 3.84m )  
Double glazed sliding patio doors to rear garden. Double glazed windows to rear. Door to shower room. Storage cupboard. Radiator. Double glazed velux windows.

### Shower Room

### Kitchen

16' 7" x 6' 7" ( 5.05m x 2.01m )  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Partly tiled. Radiator. Plumbing and space for appliances.

### Landing

Loft hatch

### Bedroom One

12' x 12' 8" ( 3.66m x 3.86m )  
Double glazed window to rear. Wall lights. Radiator.

### Bedroom Two

12' 1" into bay x 11' 6" ( 3.68m into bay x 3.51m )  
Double glazed bay window to front. Radiator.

### Bedroom Three

7' 5" x 8' 2" ( 2.26m x 2.49m )  
Double glazed window to front. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Radiator. Fully tiled. Extractor fan.

### Outside

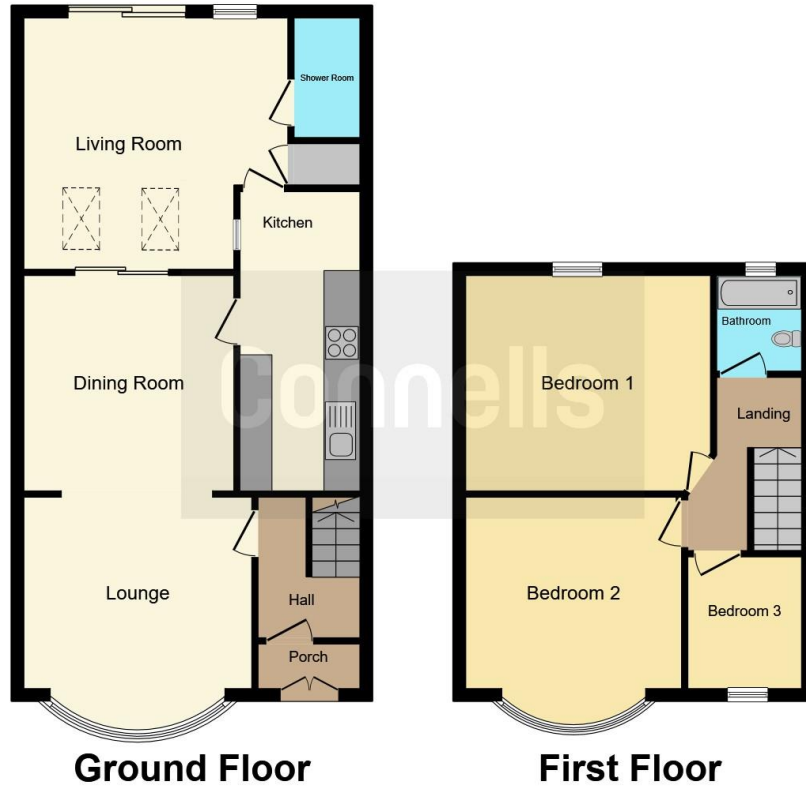
### Rear Garden

Paved patio area. Laid to lawn.

### Outbuilding

Double glazed door to front. Double glazed window to front. Power and lighting.





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: C**

**view this property online [connells.co.uk/Property/LUT316515](http://connells.co.uk/Property/LUT316515)**

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: LUT316515 - 0002