



**Connells**

Rockley Road  
Luton





### Property Description

This three bed end of terrace house located in Farley Hill. Close to all amenities and easy access to the M1, briefly comprises: entrance hall, cloakroom, lounge, kitchen, three first floor bedrooms, family bathroom and off street parking to the front.

### Entrance Hall

Double glazed door to front. Stairs rising to first floor. Radiator.

### Cloakroom

Fitted with low level wc. Wash hand basin. Radiator. Extractor fan. Double glazed window to front.

### Lounge

12' 8" x 9' 7" ( 3.86m x 2.92m )  
Double glazed window to front. Radiator.

### Kitchen

13' 9" x 16' 2" ( 4.19m x 4.93m )  
Fitted with wall and base units. Stainless steel sink drainer with mixer taps. Work surfaces. Partly tiled. Electric oven & hob. Cooker hood. Integrated appliances. Space for fridge freezer. Boiler cupboard. Velux to rear. Double glazed window to rear. Double glazed french doors to rear.

### Landing

Loft Hatch

### Bedroom One

9' 8" x 9' 8" ( 2.95m x 2.95m )  
Double glazed window to front. Radiator.

### Bedroom Two

9' 7" x 9' 6" ( 2.92m x 2.90m )  
Double glazed window to rear. Radiator.

### Bedroom Three

7' 8" x 6' 6" ( 2.34m x 1.98m )

Double glazed window to rear. Radiator.

### Bathroom

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

### Outside

### Front Garden

Block paved driveway providing off road parking. Gated access to rear.

### Rear Garden

Enclosed by fencing. Paved patio area. Laid to lawn. Wooden shed. Gated access to front.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/LUT315628](https://www.connells.co.uk/Property/LUT315628)**

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

Property Ref: LUT315628 - 0008