



**Connells**

Spencer Road  
Luton



## Property Description

Connells offer this THREE bedroom terraced property in the popular Biscot area, Located close to Luton mainline station, Town centre, with easy access to local bus routes and the M1 junction.

This RECENTLY REFURBISHED property is ideal for a first time buyers or buy to let investors

In brief the property comprises;

Ground Floor - Lounge, Dining room, Kitchen and Bathroom.

First Floor - One single bedroom, one DOUBLE, and a third DOUBLE bedroom with built in shower and toilet

## Entrance

Double glazed door to front into lounge.

## Lounge

12' 4" x 13' 1" ( 3.76m x 3.99m )

Double glazed door to front. Double glazed bay window to front. Radiator. Access to dining room.

## Dining Room

11' 1" x 13' 1" ( 3.38m x 3.99m )

Double glazed window to rear. Radiator. Sliding doors to kitchen

## Kitchen

14' 4" x 7' 8" ( 4.37m x 2.34m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Cooker hood. Plumbing and space for appliances. Radiator. Double glazed window to side. Double glazed door to rear.

## Bathroom ( Ground Floor)

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower cubicle. Fully tiled. Extractor fan. Double glazed window to rear.

## First Floor Landing

### Bedroom One

11' 1" x 13' 1" ( 3.38m x 3.99m )

Double glazed window to front. Radiator. Access to en suite. Stairs rising to loft room.

### En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled. Heated towel rail. Extractor fan.

### Bedroom Two

11' 1" x 10' 1" ( 3.38m x 3.07m )

Double glazed window to rear. Radiator.

### Bedroom Three

13' 1" x 11' 1" ( 3.99m x 3.38m )



## Second Floor Landing

### Loft Room

11' 1" x 13' ( 3.38m x 3.96m )

Double glazed window to front and rear.  
Insulated. Laminate flooring. Radiator.

### Outside

#### Front Garden

#### Rear Garden

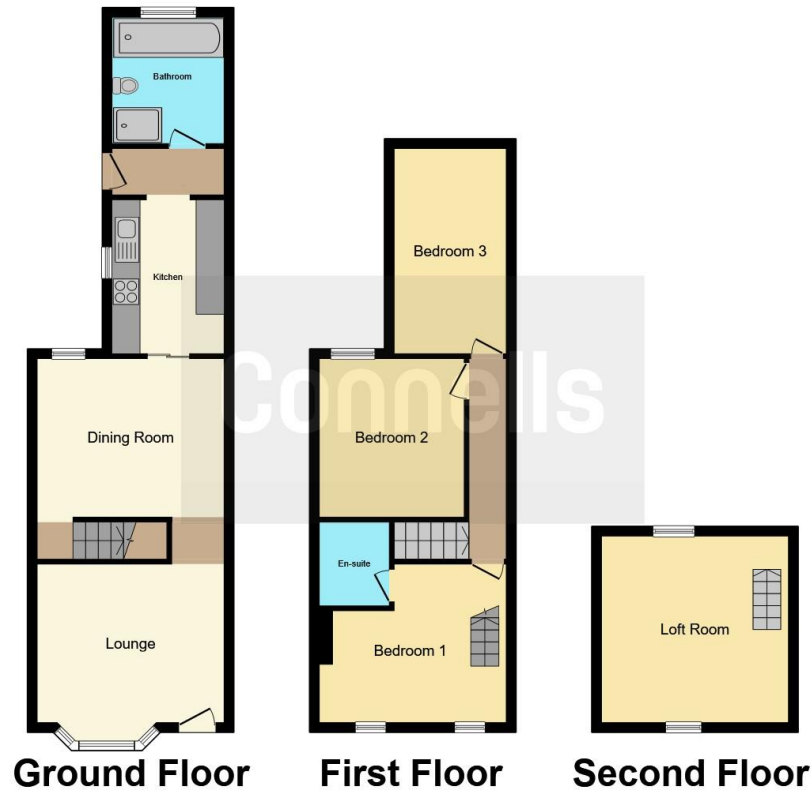
Enclosed by panelled fencing. Paved patio  
area. Laid to lawn,











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

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**EPC Rating: E**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LUT316685](http://connells.co.uk/Property/LUT316685)



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