



Connells

Richmond Hill
Luton



Property Description

CHAIN FREE

Connells LUTON bring to the market a three bedroom end of terraced property located in the Round Green area of Luton located close to all local amenities and is within walking distance to Luton Town Centre and Luton mainline train station.

In brief the property benefits from an Open Plan Lounge/Dining Area, Kitchen, THREE good sized bedrooms and family bathroom.

Externally the property benefits from a large rear garden and off street parking to the front.

CALL NOW TO VIEW!!

Entrance Hall

Double glazed door to front. Radiator.

Lounge

12' 10" x 10' 11" (3.91m x 3.33m)

Double glazed window to front. Radiator.

Dining Room

13' 1" x 9' 9" (3.99m x 2.97m)

Double glazed window to rear. Radiator.

Kitchen

9' 5" x 6' 11" (2.87m x 2.11m)

Fitted with wall and base units. Stainless steel sink/drain. Work surfaces. Electric oven & hob. Extractor fan. Integrated fridge freezer. Double glazed window to rear.

Utility Room

6' 2" x 2' 7" (1.88m x 0.79m)

Double glazed door to side. Plumbing and space for appliances. Radiator.

First Floor Landing

Loft access. Double glazed window to side.

Bedroom One

12' 3" x 10' 11" (3.73m x 3.33m)

Double glazed window to front. Radiator.

Bedroom Two

13' 2" x 9' 9" (4.01m x 2.97m)

Double glazed window to rear. Radiator.

Bedroom Three

9' 7" x 8' 5" (2.92m x 2.57m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Paneled bath with mixer taps and shower attachment. Radiator. Part tiled. Double glazed window to front.

Outside

Front Garden

Driveway providing off street parking for two cars.

Rear Garden

Enclosed by paneled fencing. Laid to lawn.

Outbuilding









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUT317015



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.

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Property Ref: LUT317015 - 0003