







### Property Description

Connells LUTON bring to market this \*\*\*CHAIN FREE\*\*\* Two Bedroom Mid Terrace Property Situated in the Dallow Road Area of Luton.

Benefits From a Lounge, Dining Room, Kitchen, Bathroom and a Rear Garden and is conveniently located close to Transport Links and Local Amenities.

### Entrance

Door to front into Lounge

### Lounge

10' 9" x 10' 3" ( 3.28m x 3.12m )

Double glazed window to front. Radiator. Electric fire.

### Hall

Stairs rising to first floor.

### Dining Room

11' 1" x 10' 3" ( 3.38m x 3.12m )

Double glazed window to rear. Radiator. Under stair storage cupboard.

### Kitchen

8' 7" x 7' ( 2.62m x 2.13m )

Fitted kitchen with a range of wall and base units with work surfaces. Sink/drain. Gas hob and electric oven. Extractor fan. Plumbing for washing machine. Double glazed window to side and double glazed door to side, with access to garden.

### Bathroom

Bath with mixer taps. Low level WC with wash hand basin. Radiator. Extractor fan. Fully tiled.

### Landing

### Bedroom One

12' x 11' ( 3.66m x 3.35m )

Double glazed window to front. Radiator.

Storage cupboard.

### Bedroom Two

12' x 11' ( 3.66m x 3.35m )

Double glazed window to rear. Loft hatch, Radiator.

### Outside

### Rear Garden

Paved area. Patio. Shed to rear. Side access.





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT317110](http://connells.co.uk/Property/LUT317110)**



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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