



**Connells**

Clarendon Road  
Luton





## Property Description

\*\*\*\*Are you a first-time buyer looking to get onto the property ladder? Are you a seasoned investor looking to get onto the property ladder? Look no further!!!!

Offered with no upper chain is this THREE-bedroom terraced home located close to Luton mainline station and local shops.

The area is very popular with first time buyers and investors as there are schools, shops and open grounds close by.

In brief the property comprises of an entrance hall, two reception rooms and kitchen.

To the first floor there are three good size bedrooms. Externally there is a large rear garden which is mainly laid to lawn.

CALL NOW TO VIEW!!!!

## Entrance Porch

Door to front. Door to entrance hall.

## Entrance Hall

Stairs rising to first floor. Storage cupboard. Radiator.

## Lounge

14' 2" x 11' 9" ( 4.32m x 3.58m )

Double glazed bay window to front. Radiator.

## Dining Room

13' 4" x 13' 5" ( 4.06m x 4.09m )

Double glazed window to rear. Radiator.

## Kitchen

8' 8" x 6' 9" ( 2.64m x 2.06m )

Fitted with wall and base units. Sink drainer. Work surfaces. Partly tiled. Plumbing and space for appliances. Double glazed window and door to rear garden

## Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

## First Floor Landing

Stairs rising from entrance hall. Loft hatch.

## Bedroom One

14' 3" x 11' 7" ( 4.34m x 3.53m )

Double glazed window to rear. Radiator.

## Bedroom Two

12' 9" x 10' 5" ( 3.89m x 3.17m )

Double glazed bay window to front. Radiator.

## Bedroom Three

10' 1" x 7' 6" ( 3.07m x 2.29m )

Double glazed bay window to front. Radiator.

## W.C

Fitted with low level wc. Double glazed window to rear.

## Bathroom

Fitted with wash hand basin. Bath with mixer taps and shower attachment. Double glazed window to rear.

## Outside

### Front Garden

Enclosed by brick wall. Gated access. Paved pathway to front entrance. Flower and shrub borders.

### Rear Garden

Enclosed by panelled fencing. Paved patio area. Laid to lawn. Shed. Flower and shrub border.

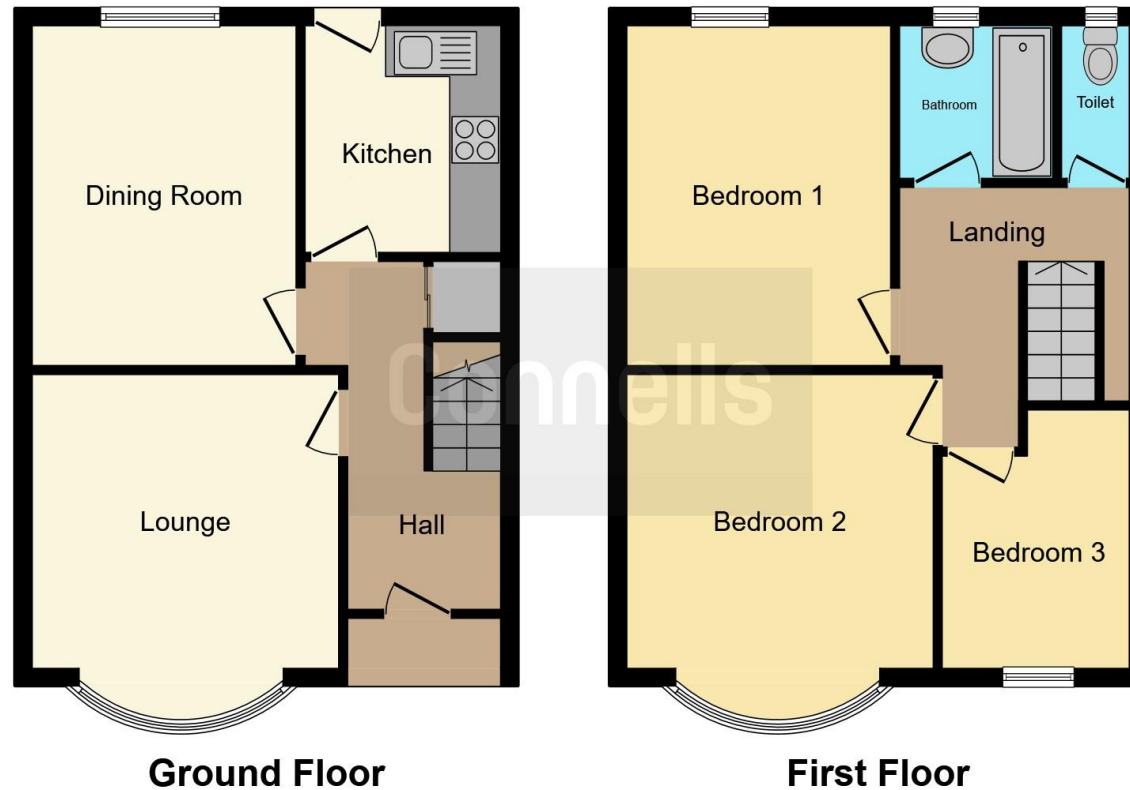












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LUT317091](http://connells.co.uk/Property/LUT317091)



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