

for sale

**£285,000** Freehold



## Cardigan Street Luton LU1 1RP

Connells LUTON offer for sale this 3/4 bedroom mid terrace property located in the town centre.

The property benefits from Entrance hall, Lounge, Dining room/bedroom. Fitted kitchen, Downstairs cloakroom. 3 bedrooms and a family bathroom.



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# Property Details

## Entrance Hall

Double glazed door to front. Radiator

## Cloakroom

Fitted with low level wc. Wash hand basin. Double glazed window to rear.

## Lounge 13' 11" max x 13' 9" ( 4.24m max x 4.19m )

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

## Dining Room/ Bedroom One 10' 3" max x 11' 3" ( 3.12m max x 3.43m )

Double glazed window to front. Radiator.

## Kitchen 13' 3" x 7' 10" ( 4.04m x 2.39m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Plumbing and space for appliances. Cooker-hood. Radiator. Double glazed window to side.

## Landing

Stairs rising from entrance hall. Loft access.

## Bedroom Two 13' 11" x 11' 4" ( 4.24m x 3.45m )

Double glazed window to front. Radiator.

## Bedroom Three 11' x 10' 9" max ( 3.35m x 3.28m max )

Double glazed window to rear. Radiator.

## Bedroom Four 7' 11" + door recess x 5' 5" ( 2.41m + door recess x 1.65m )

Double glazed window to side. Radiator.

## Bathroom

Fitted with low level WC. Wash hand basin, Bath with mixer taps and shower attachment. Extractor fan. Radiator. Double glazed window to side.

## Outside

## Rear Garden





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

Property Ref: LUT317666 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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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