



**Connells**

Gladstone Avenue  
LUTON



### Property Description

\*\*\*Guide Price £240,000-£250,000\*\*\*\*

Connells are delighted to offer for sale this 2 bedroom mid terrace located within easy access to Luton town centre the property briefly comprises lounge, dining room, a good size kitchen, first floor bathroom and 2 bedrooms with a study room. Outside there is a pleasant garden to rear.

Gladstone Avenue is conveniently located within walking distance of the mainline railway station and there are a range of shopping facilities close by, Call connells now on 01582450999 to arrange a viewing.

### Entrance Hall

Double glazed door to front. Radiator.

### Lounge

Double glazed window to front. Radiator

### Dining Room

Double glazed window to rear. Radiator

### Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Double glazed window to rear and side. Door to garden. Under stairs cupboard.

### Landing

Stairs rising from entrance hall

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

Double glazed window to rear.  
Radiator

### Study

### Bathroom

Fitted with low level wc. Wash hand basin Bath with mixer taps and shower attachment. Partly tiled, Radiator. Double glazed window to rear.

### Outside

### Rear Garden

Paved patio area.





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

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: D    Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/LUT316348](http://connells.co.uk/Property/LUT316348)**



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.

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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