



**Connells**

Baker Street  
Luton



## Property Description

\*\*\*\*PERFECT FIRST TIME/ INVESTMENT PURCHASE \*\*\*POPULAR LOCATION\*\*\*\* THREE BEDROOMS\*\*\*\*

Located in the popular SOUTH Luton area is this terraced home with ample living space.

Baker Street in the popular South Luton area. Ideally located within a few minutes drive of M1 motorway and walking distance to the town centre. Local shops and amenities are all within walking distance. Luton parkway station is located with a short walking distance from the property. The property comprises of an entrance hall, lounge, dining room and kitchen . To the first floor there are three good size bedrooms and a family bathroom . Externally there is a low maintenance rear garden which is paved and on street parking to the front.

for appliances. Partly tiled. Tiled flooring. Double glazed window to rear.

## Landing

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

Double glazed window to rear. Radiator.

### Bedroom Three

Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with taps. Shower. Partly tiled. Double glazed window to rear.



## Entrance Hall

## Lounge

Double glazed window to front. Radiator.

## Dining Room

Double glazed window to rear. Radiator.

## Kitchen

Fitted with wall and base units. Sink and drainer. Work surfaces. Plumbing and space









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: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT317111](http://connells.co.uk/Property/LUT317111)**



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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