



Connells

Belsham Place
Luton



Property Description

This two bedroom home is situated in the heart of Wigmore, LU2 a short stroll away from Wigmore Park. It has been updated by its current owners allowing the new owners to unpack and start living straightaway. Luton airport is within easy reach as is local schools, shops and amenities.

The property briefly comprises of; Hallway, kitchen/diner and living room downstairs. Upstairs and two bedrooms and a bathroom located off the landing. Externally are front and rear gardens. There is also allocated parking for two cars.

The property has been recently renovated and comes with added benefits of a new kitchen, solid wood flooring and landscaped garden.

Wigmore is located in East Luton and backs onto the Hertfordshire countryside. The area boasts of its tranquil setting off the beaten track but still within reach of day to day amenities, making this the perfect starter home or investment.

Wigmore Park District Centre is a stroll away holds an Asda supermarket, doctors, gym, public house and much more.

Local schools include Wigmore Primary, Queen Elizabeth School and Someries Infant School and Early Childhood Education Centre- which is rated offstead 'Outstanding'.

Call now to book a viewing!

Entrance Hall

Solid wood flooring. Radiator. Under stairs storage.

Cloakroom

Double glazed frosted door to side.

Lounge

10' 3" x 12' 5" (3.12m x 3.78m)
Double glazed patio door to rear. Solid wood flooring. Radiator.

Kitchen

11' 5" x 12' 7" (3.48m x 3.84m)
Fitted with wall and base units. Stainless Steel sink drainer. Work surfaces. Splash back tiling. Plumbing and space for appliances. Radiator. Boiler. Vinyl flooring. Double glazed window to front.

Landing

Double glazed window to side. Solid wood flooring.

Bedroom One

10' 3" x 13' 3" (3.12m x 4.04m)
Double glazed windows to rear and side. Radiator. Solid wood flooring.

Bedroom Two

11' 3" x 6' 7" (3.43m x 2.01m)
Double glazed windows to front. Radiator. Solid wood flooring.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with shower attachment. Vinyl flooring. Double glazed window to front.

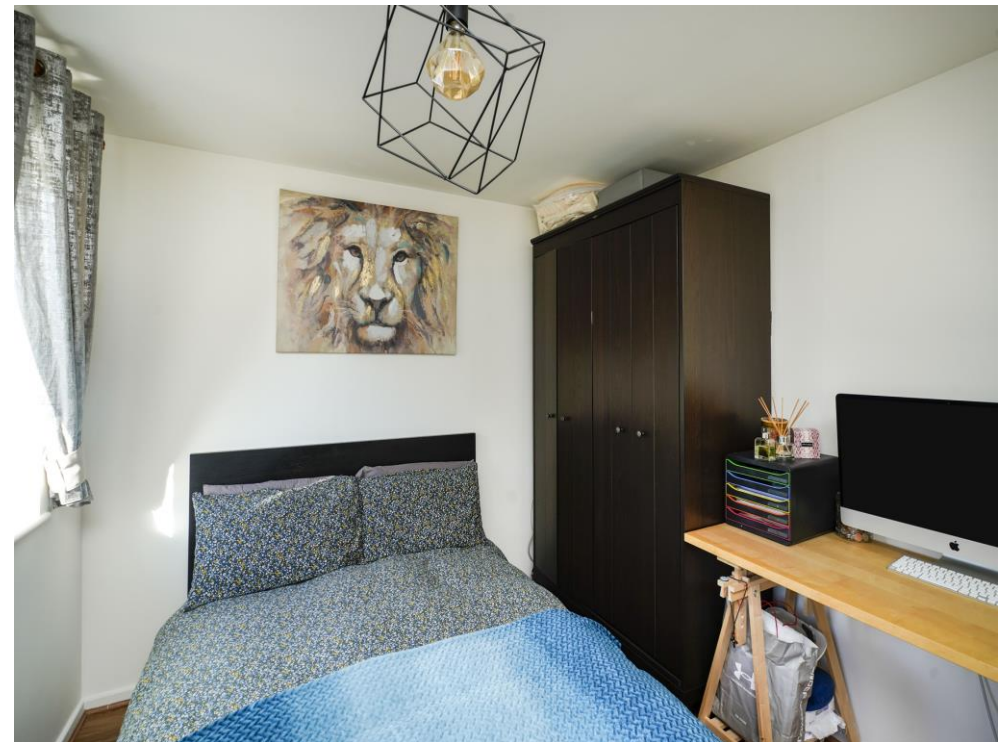
Outside

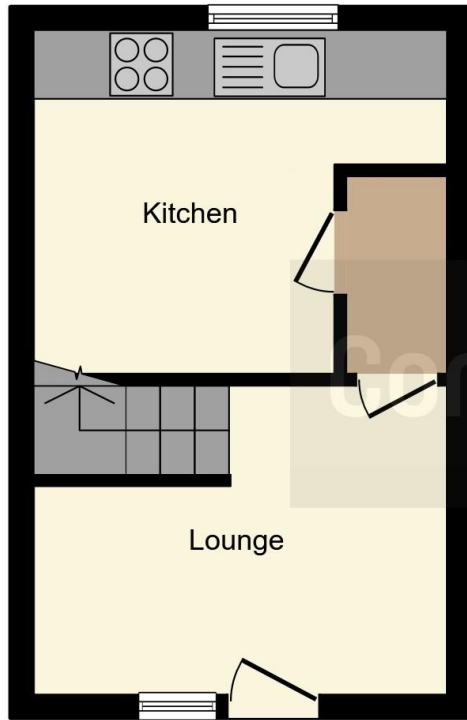
Rear Garden

Paved patio area. Mainly laid to lawn. Shed. Gate to front.

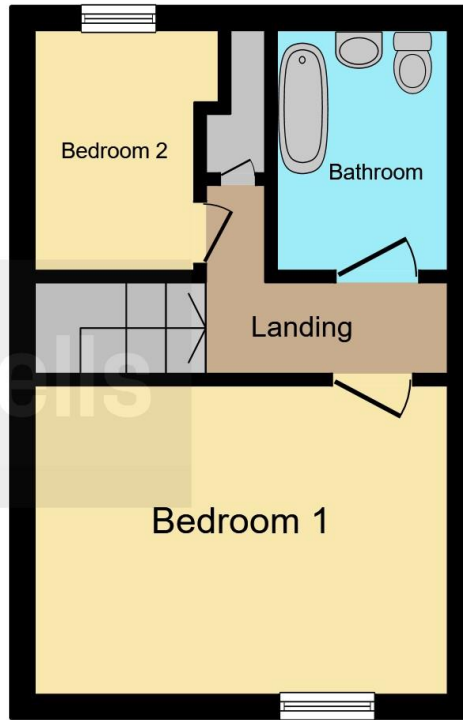
Front Garden

Laid to lawn. Pathway to front.





Ground Floor



First Floor

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

To view this property please contact Connells on

T 01582 737 069
E stopsley@connells.co.uk

Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: C

view this property online connells.co.uk/Property/STP307569



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STP307569 - 0003