

for sale

**£300,000** Freehold



## Devon Road Luton LU2 0RZ

Connells Stopsley present a three bedroom semi detached property located in the sought after St Anne's area of Luton. Devon Road briefly comprises of an entrance porch, entrance hall, kitchen, open plan lounge/diner. The upper floor contains three bedrooms, ensuite and a family bathroom suite.

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# Property Details

## Entrance Porch

Double glazed door to front.

## Entrance Hall

Door and window to front. Radiator.

## Lounge / Diner 16' 5" x 14' 8" ( 5.00m x 4.47m )

Double glazed window and patio doors to rear. Radiator. TV point. Electric fire.

## Kitchen 8' 6" x 11' 9" ( 2.59m x 3.58m )

Fitted with wall and base units. Sink drainer. Gas hob. Electric oven. Cooker hood. Plumbing and space for appliances. Double glazed window to front. Double glazed door to side.

## Landing

Loft access.

## Bedroom One 9' 4" x 11' 10" ( 2.84m x 3.61m )

Double glazed window to front. Radiator. Built in cupboard.

## Ensuite

Fitted with low level wc. Wash hand basin.

## Bedroom Two 11' 8" x 7' 7" + door recess ( 3.56m x 2.31m + door recess )

Double glazed window to rear. Radiator.

## Bedroom Three 6' 9" x 8' 10" ( 2.06m x 2.69m )

Double glazed window to rear. Radiator.

## Bathroom

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

## Outside

### Front Garden

Stairs to entrance

### Rear Garden

Decking. Laid to lawn. Shed. Workshop with power and light.





To view this property please contact Connells on

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**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
LUTON LU2 7XH

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: STP307913 - 0004

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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