



Connells

Mullion Close
Luton

Mullion Close Luton LU2 7XF

for sale offers in excess of
£200,000



Property Description

This first floor two bedroom maisonette makes the ideal first time purchase or investment. Located on a quiet close on the outskirts of Luton it offers a peaceful lifestyle while still being in close proximity off every day amenities. Also being offered to the market CHAIN-FREE!

Briefly comprises of; Entrance hall with stairs up, two bedrooms, lounge, bathroom and kitchen located off the landing. The rear holds a private enclosed garden.

The area offers an array of local shopping areas including, Stopsley village and Jansel house both a stone's throw away. Local schools include; Stopsley Community Primary School, Sacred Heart Catholic Primary School and Lady Zia Wernher School (rated Ofsted: Outstanding).

Luton mainline railway station is around 1.7 miles from the property and Luton parkway station just over 2 miles.

Bus's run from the main road in all directions.

The A505 will have you in Hitchin in around 10 minutes and you have picturesque green walks at your convenience.

Call now to arrange a viewing!

Entrance Hall

Double glazed door to front. Fitted carpet. Stairs rising to first floor.

Landing

Double glazed window to side. Fitted carpet. Radiator. Storage cupboards. Loft access.

Bedroom One

10' 1" x 12' (3.07m x 3.66m)

Double glazed window to front. Fitted carpet. Radiator.

Bedroom Two

12' 3" x 6' 1" (3.73m x 1.85m)

Double glazed window to front. Fitted carpet. Radiator. Storage cupboard.

Bathroom

Double glazed window to front. Fitted carpet. Radiator.

Lounge

13' x 11' 1" (3.96m x 3.38m)

Double glazed window to rear. Fitted carpet. Radiator.

Kitchen

8' x 9' (2.44m x 2.74m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Integrated gas hob and electric oven. Plumbing and space for appliances. Boiler. Radiator. Partly tiled. Double glazed window to rear.

Outside

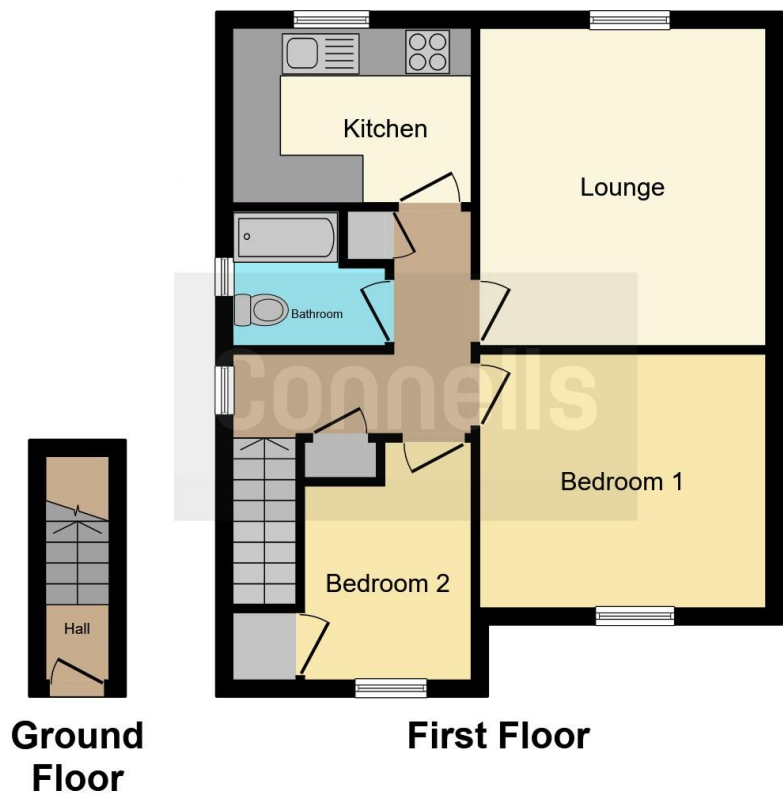
Rear Garden

Enclosed by fencing. Mainly laid to lawn.

Parking

On street.





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

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Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STP308061

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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