



Pear tree Road
Luton LU2 8AZ

for sale offers in excess of
£270,000



Property Description

Connells Stopsley present a well presented two bedroom mid terraced property located in the sought after Putteridge area of Stopsley. Pear tree Road briefly comprises of an entrance hall, lounge/diner and kitchen area. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden, with a rear garden being a blend of patio and laid to lawn areas.

Pear tree Road is located very close to all local shops and amenities are all within walking distance. J10 of the M1 is also within easy reach and you have great bus links close by too. Good schooling is provided locally via Putteridge Primary and Secondary Schools.

Entrance

Door to front

Entrance Porch

Door to entrance hall.

Entrance Hall

Stairs rising to first floor.

Lounge

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed window to front. Radiator.

Kitchen

9' 8" x 12' 4" (2.95m x 3.76m)

Fitted with wall and base units. Sink drainer. Work surfaces. Partly tiled. Electric oven and hob. Cooker hood. Plumbing and space for appliances. Radiator. Double glazed window and door to rear.

Landing

Bedroom One

13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to front. Radiator.

Bedroom Two

12' 4" x 7' 5" (3.76m x 2.26m)

Double glazed window to rear. Radiator. Storage cupboard.

Bathroom

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

Outside

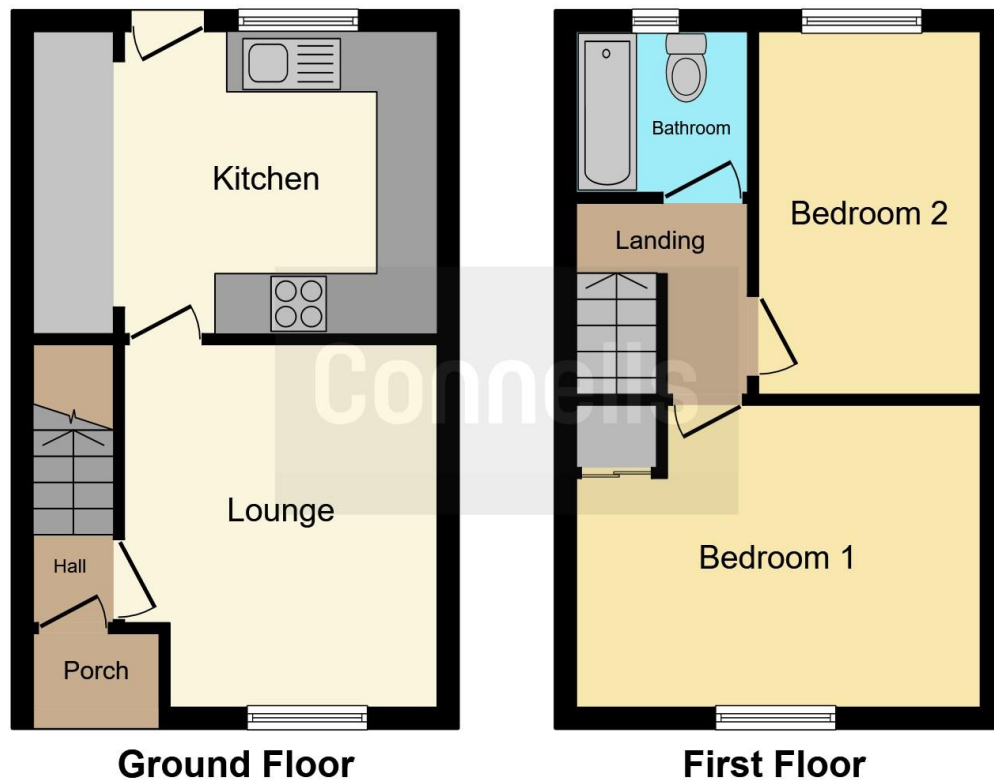
Front Garden

Block paved providing off street parking

Rear Garden

Enclosed by panelled fencing. Paved patio area. Veranda. Laid to lawn.





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

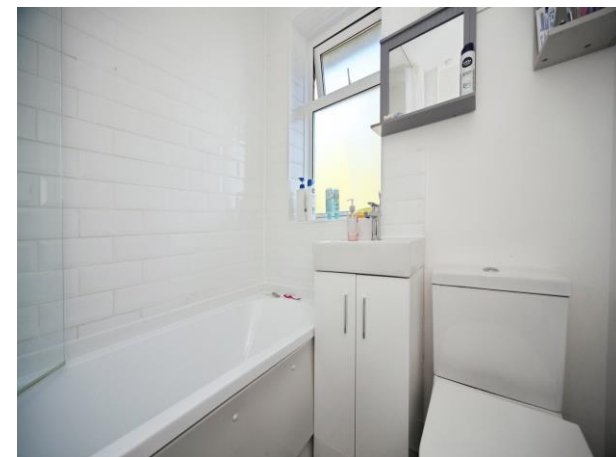
To view this property please contact Connells on

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

Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/STP308218



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.

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