

Connells

Clevedon Road Luton

## Clevedon Road Luton LU2 9ED







## **Property Description**

A three bedroom traditional bay fronted property situated in the popular Ramridge Road area of Luton. The property requires some cosmetic modernisation making it a perfect project for first time buyers or investors. Briefly comprising entrance hall, lounge, dining room, kitchen and an additional reception room. On the first floor three generous sized bedrooms with a bathroom suite. Externally the property offers front and rear garden with off road parking. Close to all local amenities and schools this property is a must view! must view!

## **Entrance Hall**

Lounge

14' 1" x 12' (4.29m x 3.66m)

**Dining Room** 

21' 2" x 10' 9" ( 6.45m x 3.28m ) **Reception Room** 7' 8" x 7' 1" ( 2.34m x 2.16m )

Kitchen

9' 8" x 6' 10" ( 2.95m x 2.08m ) **First Floor** 

## Landing

Bedroom One

14' 8" x 12' 3" ( 4.47m x 3.73m ) **Bedroom Two** 

 $12' 11" \times 10' 4" (3.94m \times 3.15m)$  **Bedroom Three** 

9' 10" x 7' 5" ( 3.00m x 2.26m )

**Bathroom** 

**External** 

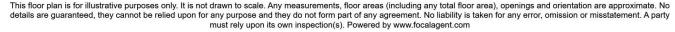
**Front Garden** 

Rear Garden









To view this property please contact Connells on

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EPC Rating: Awaited Council Tax Band: D





Tenure: Freehold





<sup>1.</sup> 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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