



Connells

Winchester Gardens
Luton

Winchester Gardens Luton LU3 3UD

for sale
£290,000



Property Description

Situated in the popular Sundon View area of Luton, this end of terrace property briefly comprises hall, lounge, kitchen, three bedrooms, bathroom, rear garden and off road parking. Offered with no onward chain, early viewing is advised for this property. Call Connells 01582 595127.

Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level wc and wash hand basin. Fully tiled. Radiator.

Lounge

15' 7" x 11' 1" (4.75m x 3.38m)
Double glazed window to front aspect. Double glazed patio doors to rear aspect. Television point. Radiator.

Kitchen/diner

16' 11" x 13' 9" (5.16m x 4.19m)
Double glazed window and patio doors leading to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a freestanding oven. Cooker hood. Plumbing for a washing machine. Space for a fridge/freezer.

First Floor Landing

Loft access.

Bedroom One

10' 6" x 10' 6" (3.20m x 3.20m)
Double glazed window to front aspect. Radiator.

Bedroom Two

15' 7" x 8' 3" (4.75m x 2.51m)

Double glazed window to front aspect. Television point. Radiator.

Bedroom Three

10' 6" x 5' 10" (3.20m x 1.78m)
Double glazed window to front aspect. Television point. radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower over, wash hand basin and low level wc. Shaver point. Radiator.

Front Garden

Laid to lawn.

Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Single garage with up and over door. Off road parking in front of garage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/LGR310446](https://www.connells.co.uk/Property/LGR310446)

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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