# for sale

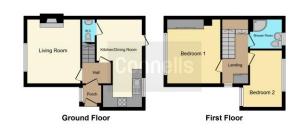
£290,000 Freehold



## Chapter House Road Luton LU4 0NN

Connells Leagrave bring to the market a two bedroom semi detached property in the sought after Poets area of Leagrave. Chapter House Road comprises an entrance porch, entrance hall, lounge, kitchen/diner and cloakroom. The upper floor contains two bedrooms and a shower-room.

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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 an purpose and do not form any part of an agreement. No labelity is taken for any error or mis-statement. All parties must rely on their own inspections.





### **Property Details**

#### **Entrance Hall**

Double glazed door to side aspect. Radiator.

#### Cloakroom

Suite comprising low level wc and wash hand basin.

**Lounge** 13' 1" max x 11' (3.99m max x 3.35m)

Double glazed window to front aspect. Radiator.

**Kitchen** 17' 11" x 9' 2" max ( 5.46m x 2.79m max )

Double glazed door to garden. Double glazed window 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. Gas hob with integral electric oven. Plumbing for a washing machine. Space for a fridge/freezer. Part tiled. Radiator.

### **First Floor Landing**

Stairs leading from entrance hall. Double glazed window to side aspect. Loft access.

**Bedroom One** 11' 11" x 11' (3.63m x 3.35m)

Double glazed window to front aspect.

**Bedroom Two** 11' 2" x 6' 8" ( 3.40m x 2.03m )

Double glazed windows to front and rear aspects. Radiator.

#### **Bathroom**

Double glazed window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

#### **Front Garden**

Off road parking for 2 vehicles.

#### Rear Garden

Laid to lawn.







To view this property please contact Connells on

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185 Marsh Road Leagrave LUTON LU3 2QQ

Tenure: Freehold

**EPC** Rating: E

Property Ref: LGR310563 - 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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