

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 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.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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