

for sale

guide price **£210,000** Leasehold



Fairfax Avenue Luton LU3 3DE

Connells Leagrave bring to the market a ground floor maisonette in the sought after Sundon Park area of Leagrave. Fairfax Avenue briefly comprises an entrance hall, kitchen area, lounge/diner, two bedrooms and wet room. The property is a perfect first time purchase with internal viewings advised.

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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.floorplan.com

Property Details

Entrance Hall

Double glazed door to front aspect.

Single garage with up and over door.

Lounge 17' 4" x 12' 2" (5.28m x 3.71m)

Double glazed window to front aspect. Electric fire place. Television point. Radiator.

Kitchen 9' 5" x 7' 10" (2.87m x 2.39m)

Double glazed window to side 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 fridge/freezer. Plumbing for a washing machine. Electric hob with electric oven and cooker hood over. Radiator.

Bedroom One 11' 5" x 9' 4" (3.48m x 2.84m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Two 10' 10" x 8' 1" (3.30m x 2.46m)

Double glazed patio door and window to rear aspect. Fitted wardrobes. Radiator.

Wet Room

Double glazed window to side aspect. Suite comprising walk in shower, wash hand basin and low level wc. Extractor fan. Radiator.

Front Garden

Laid to lawn with a patio area.

Rear Garden

Patio shared with upper floor maisonette.

Garage



To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Leasehold

EPC Rating: C

Property Ref: LGR310775 - 0003

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be

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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