

for sale

offers in excess of **£300,000** Freehold



Gardenia Avenue Luton LU3 2NT

- Energy Rating: D
- Three bedrooms
- Mid terraced
- Off road parking
- Potential to extend STPP



Property Details

Entrance Hall

Double glazed door to front aspect. Under stairs cupboard. Radiator.

Laid to lawn with a patio area.

Lounge 14' 11" x 12' 7" max (4.55m x 3.84m max)

Double glazed patio doors to rear aspect. Gas fire place. Radiator.

Kitchen 12' 10" x 9' 1" max (3.91m x 2.77m max)

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Gas cooker with cooker hood. Plumbing for a washing machine. Space for a fridge/freezer. Part tiled.

First Floor Landing

Stairs leading from entrance hall. Loft access.

Bedroom One 12' 11" into bay x 9' (3.94m into bay x 2.74m)

Double glazed bay window to front aspect. Radiator.

Bedroom Two 12' 1" x 8' 10" max (3.68m x 2.69m max)

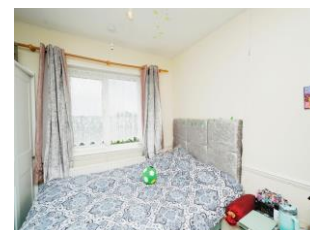
Double glazed window to rear aspect. Radiator.

Bedroom Three 12' 1" x 8' 6" (3.68m x 2.59m)

Double glazed window to rear aspect. Built in storage. Radiator.

Bathroom

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



Rear Garden



To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Freehold

EPC Rating: D

Property Ref: LGR310917 - 0003

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