



GIGGS
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FOR SALE
01582 958 070

Connells

Ramsey Close
Luton



Property Description

GUIDE PRICE £190,000 - £200,000.

This well presented property located within the popular Lewsey Farm area of Luton is a must see. This perfect home briefly comprises entrance hall, living room, kitchen, two bedrooms and family bathroom. Externally this benefits a communal garden. This property is located within short distance of the Motorway, Hospital and train station. Do not miss call Connells today to arrange a viewing 01582 595127.

Entrance Hall

Door to side aspect. Double glazed window to rear aspect. Radiator.

Lounge

13' 8" x 11' 11" (4.17m x 3.63m)

Double glazed window to front aspect. Television and telephone points. Radiator.

Kitchen

8' 9" x 8' 5" (2.67m x 2.57m)

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. Space for a freestanding cooker. Plumbing for a washing machine. Space for a fridge/freezer. Boiler. Extractor fan.

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed window to front aspect. Built in cupboard. Radiator.

Bedroom Two

8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower

attachment, wash hand basin and low level wc. Part tiled. Radiator.





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.focalagent.com

To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR311219

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 incurred for items such as Leasehold packs.



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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