

for sale

**£220,000** Freehold



## Coltsfoot Green Luton LU4 0XW

- Energy Rating: D
- Two Bedrooms
- End Terraced
- Allocated Parking Space
- Chain Free



# Property Details

## Entrance Hall

Double glazed door to front aspect.

## Lounge 13' 3" x 12' 4" ( 4.04m x 3.76m )

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

## Kitchen/Diner 13' 3" x 9' 1" ( 4.04m x 2.77m )

Double glazed window and door 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. Plumbing for a washing machine. Space for a fridge/freezer. Freestanding gas oven. Boiler. Radiator.

## First Floor Landing

Double glazed window to side aspect. Loft access.

## Bedroom One 13' 3" x 8' 11" ( 4.04m x 2.72m )

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

## Bedroom Two 9' 2" x 6' 8" ( 2.79m x 2.03m )

Double glazed window to rear aspect. Radiator.

## Shower Room

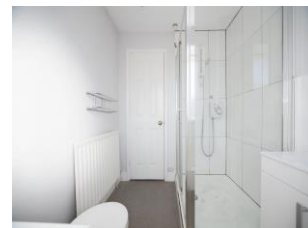
Double glazed window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled. Radiator.

## Rear Garden

Laid to lawn with a patio area. Shed.

## Parking

Allocated space.



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
LUTON LU3 2QQ

Property Ref: LGR311181 - 0011

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)