

for sale

offers in excess of **£350,000** Freehold



Firbank Close Luton LU3 3JB

- Energy Rating: Awaited
- Three Bedrooms
- Semi Detached
- Sought After Sundon Park Area
- Off Street Parking



Property Details

Entrance Hall

Double glazed door to front aspect. Telephone point.

Lounge 13' 11" x 11' 3" (4.24m x 3.43m)

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

Kitchen 11' 3" x 8' 7" (3.43m x 2.62m)

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge and freezer. Electric oven with electric hob and cooker hood over. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

First Floor Landing

Double glazed window to front aspect. Loft access.

Bedroom One 11' 5" x 9' 11" (3.48m x 3.02m)

Double glazed window to front aspect. Radiator.

Bedroom Two 12' 9" x 9' 6" (3.89m x 2.90m)

Double glazed window to rear aspect. Radiator.

Bedroom Three 9' 9" x 7' 2" (2.97m x 2.18m)

Double glazed window to rear aspect. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Extractor

fan.

Front Garden

Laid to lawn area. Off road parking.

Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Single garage with up and over door. Power and light supply.



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: Awaited

Property Ref: LGR311326 - 0003

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 | www.rightmove.co.uk | www.zoopla.co.uk