

for sale

**£210,000** Leasehold



## Roman Road Luton LU4 9SE

- Energy Rating: Awaited
- Two Bedrooms
- Chain Free
- Upper Floor Maisonette
- Private Rear Garden



# Property Details

## Entrance Hall

Door to side aspect. Telephone point. Loft access.

## Lounge 12' 11" x 10' 4" ( 3.94m x 3.15m )

Double glazed window to rear aspect. Gas fire. Electric heater. Television point.

## Dining Room 12' 11" x 10' 5" ( 3.94m x 3.17m )

Double glazed window to front aspect. Electric heater.

## Kitchen 7' 6" x 7' 5" ( 2.29m x 2.26m )

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine. Space for a fridge and freezer. Electric oven with gas hob and cooker hood over.

## Bedroom One 10' 5" x 7' 7" ( 3.17m x 2.31m )

Double glazed window to front aspect. Electric heater.

## Bedroom Two 10' 5" x 7' 11" ( 3.17m x 2.41m )

Double glazed window to rear aspect. Fitted wardrobes. Electric heater.

## Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and electric shower over, wash hand basin and low level wc. Part tiled.

## Rear Garden

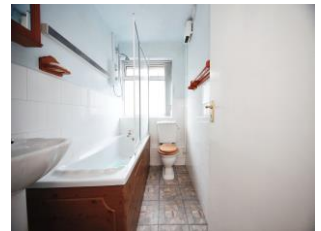
Paved area.

## Garage

Single garage in a block with up and over door.

## Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



To view this property please contact Connells on

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LUTON LU3 2QQ

**Tenure:** Leasehold

**EPC Rating:** Awaited

Property Ref: LGR311056 - 0004

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.

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