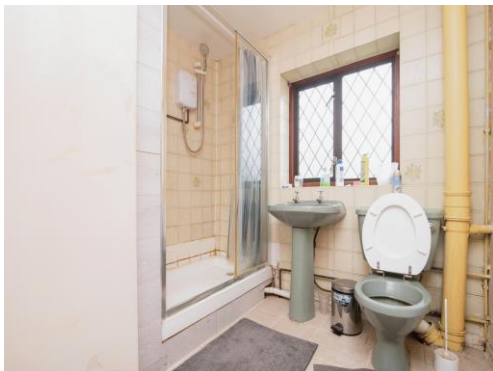Tomlinson Avenue
Luton

Property Description

CALLING ALL INVESTMENT BUYERS!! This property is ideal for investment buyers looking to purchase 2 x 1 bedroom flats converted from the original 3 bedroom semi detached house. The current owner has extended the property to the side and rear which also provides 6 studio apartments with 3 garages to the rear of the property.

Entrance Hall

Double glazed door to front aspect. Electric heater.

Bathroom

Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator. Extractor fan.

Lounge

13' 7" x 11' 3" (4.14m x 3.43m)
Double glazed window to front aspect. Television point. Electric fire place.

Dining Room

10' 5" x 10' 2" (3.17m x 3.10m)
Double glazed patio doors to rear aspect. Wall and base units. Television point. Electric heater.

Kitchen

11' 9" x 9' 7" (3.58m x 2.92m)
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. Electric oven with electric hob and cooker hood over.

Shower Room

Suite comprising shower cubicle, wash hand basin and low level wc. Radiator. Extractor fan.

First Floor Landing

Double glazed window to front aspect. Loft access.

Bedroom One

10' 8" x 10' 5" (3.25m x 3.17m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

13' 2" x 8' 3" (4.01m x 2.51m)
Double glazed window to rear aspect. Television point. Radiator.

Bedroom Three

14' 8" x 11' 1" (4.47m x 3.38m)
Double glazed windows to front and side aspects.

Bedroom Four

13' 1" x 10' 2" (3.99m x 3.10m)
Double glazed windows to rear and side aspects.

Bedroom Five

9' 11" x 7' (3.02m x 2.13m)
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. Radiator.

Studio

14' 10" x 10' 5" (4.52m x 3.17m)
Double glazed window to front aspect. Fitted wardrobes. Television point.

En Suite

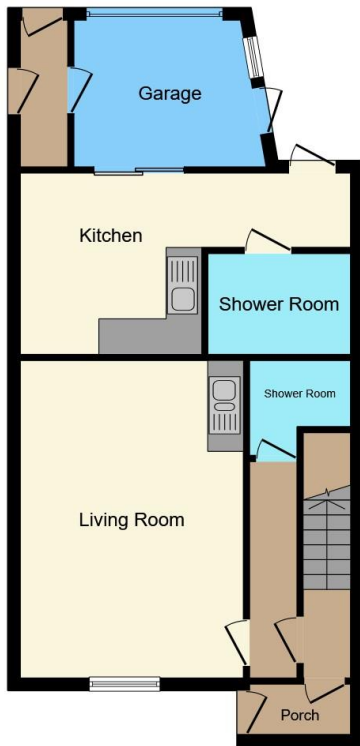Suite comprising shower cubicle, wash hand basin and low level wc. Radiator.

Bedroom

15' x 11' 9" (4.57m x 3.58m)
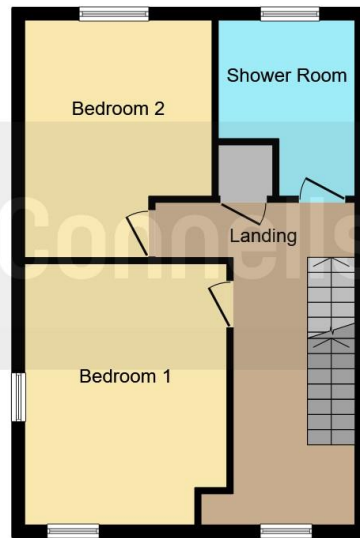Double glazed Velux to rear aspect. Double glazed window to side aspect.
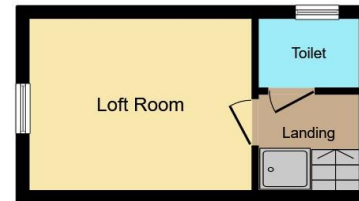
Bedroom
13' 9" x 10' 3" (4.19m x 3.12m)

Ground Floor

Garage
Kitchen
Shower Room
Shower Room
Living Room
Porch

First Floor

Bedroom 2
Shower Room
Landing
Bedroom 1

Second Floor

Loft Room
Toilet
Landing

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

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EPC Rating: D

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Tenure: Freehold

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