

for sale

£280,000 Freehold



Third Avenue Luton LU3 3ES

- Energy Rating: C
- Two double bedroom
- Semi detached
- Off street parking and garage
- Sundon Park Area



Property Details

Entrance Hall

Double glazed door to front aspect.

Lounge 22' 7" x 13' 1" into bay (6.88m x 3.99m into bay)

Double glazed door and window to front aspect. Television point. Radiator.

Kitchen 9' 2" x 8' 4" (2.79m x 2.54m)

Double glazed patio doors. 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 dishwasher and washing machine. Space for a fridge/freezer. Gas hob and gas oven.

First Floor Landing

Double glazed window to side aspect. Loft hatch.

Bedroom One 13' 3" x 12' 7" into bay (4.04m x 3.84m into bay)

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

Bedroom Two 9' 4" x 7' 4" (2.84m x 2.24m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Radiator.

Rear Garden

Laid to lawn with a decking area.

Garage

Single garage. Off road parking for one vehicle.



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: C

Property Ref: LGR311614 - 0002

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