

for sale

£325,000 Freehold



Verulam Gardens Luton LU3 3SF

- Energy Rating: Awaited
- Three bedrooms
- Semi Detached
- Close To Local Amenities
- Close To Local Schools



Property Details

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Fully tiled.

Lounge 14' 4" x 10' 9" (4.37m x 3.28m)

Double glazed window to front aspect. Storage space. Radiator.

Kitchen 17' 5" x 9' 4" (5.31m x 2.84m)

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, tumble dryer and dishwasher. Gas hob. Space for a fridge/freezer. Fully tiled.

Conservatory 10' x 8' 2" (3.05m x 2.49m)

Double glazed window and door to rear aspect. Power and lighting.

First Floor Landing

Loft access with boiler. Fully boarded. Airing cupboard.

Bedroom One 12' 6" x 8' 6" (3.81m x 2.59m)

Double glazed window to front aspect. Built in wardrobes. Walk in wardrobes. Radiator.

Bedroom Two 9' 4" x 7' 2" (2.84m x 2.18m)

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

Bedroom Three 9' 5" x 8' 6" (2.87m x 2.59m)

Double glazed window to front aspect. Storage cupboard. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer tap and power shower, vanity wash hand basin and low level wc. Fully tiled. Heated towel rail.

Rear Garden

Decking area. Access to shed.

Garage

Single garage with 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

Property Ref: LGR311796 - 0002

Tenure:Freehold EPC Rating: Awaited

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