





Property Description

Connells Leagrave are delighted to present this spacious two bedroom mid terraced property in the sought after Top Hill area - Coverdale comprises an entrance hall way, fitted kitchen, lounge / dining area. Upstairs contains 2 large double bedrooms with fitted wardrobes and family bathroom. Externally the property benefits from front parking and the rear garden is paved and laid to lawn with a wooden shed with power running to it.

Coverdale is situated at the top of Toddington Road making access to the M1, train station and Houghton Regis very accessible. Coverdale is also close by to local amenities such as schools and shops making the property an ideal first home / investment.

Entrance Hall

Radiator.

Lounge

13' 11" x 11' 8" (4.24m x 3.56m)
Double glazed patio doors to rear aspect.
Television point. Radiator.

Kitchen

11' 6" x 5' 8" (3.51m x 1.73m)
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink drainer unit. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Gas oven with extractor fan over.

First Floor Landing

Loft hatch. Radiator.

Bedroom One

11' 8" max x 9' 2" (3.56m max x 2.79m)
Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Two

9' 1" x 8' 9" (2.77m x 2.67m)
Double glazed window to rear aspect.
Built in wardrobe. Radiator.

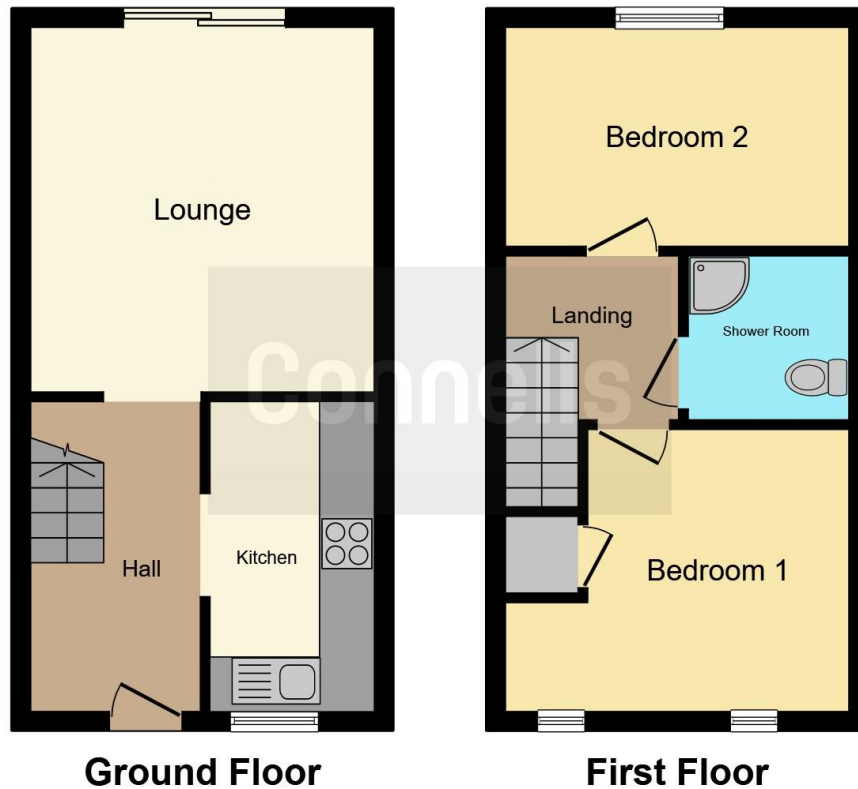
Shower Room

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

Rear Garden

Laid to lawn. Wooden shed with power.





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

To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR312053



Tenure: Freehold



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

Property Ref: LGR312053 - 0003