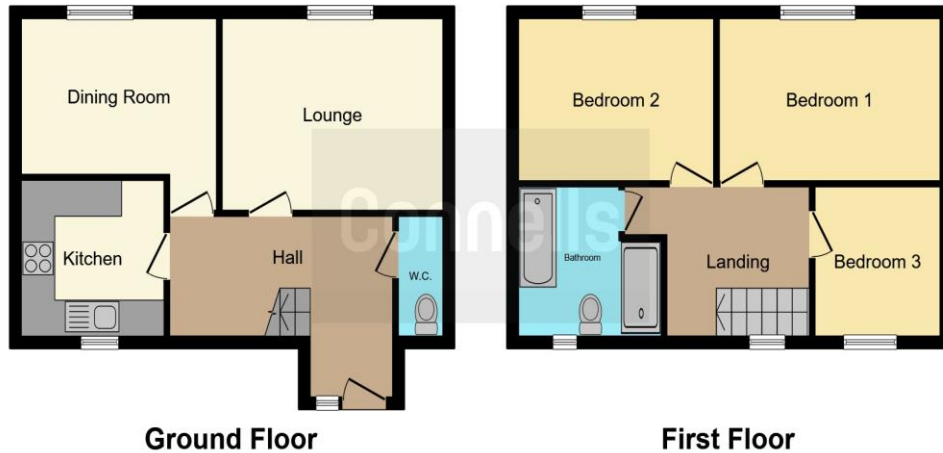


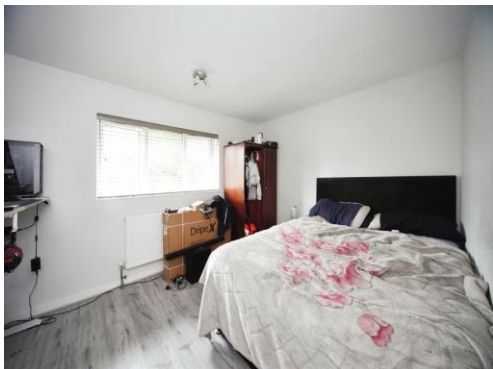


Connells

Runham Close
Luton



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



Property Description

A three bedroom terraced property located in the popular Lewsey farm area of Luton. Close proximity to Luton and Dunstable Hospital, Leagrave train station and the M1 Motorway. All local amenities are just a walk away including shops, doctors, schools and super markets. The property comprises lounge, diner, kitchen, three bedrooms, family bathroom, driveway and rear garden. Ideal first time buy or investment property! Early viewing advised!

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin.

Lounge

13' 4" max x 11' 6" (4.06m max x 3.51m)
Double glazed window to rear aspect. Electric fire place. Radiator.

Dining Room

12' 6" x 10' 8" max (3.81m x 3.25m max)
Double glazed door and window to rear aspect. Radiator.

Kitchen

9' x 8' 5" (2.74m x 2.57m)
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Integrated electric hob with electric oven and cooker hood over. Part tiled. Combi boiler.

First Floor Landing

Stairs leading from entrance hall. Double glazed window to front aspect. Storage cupboard.

Bedroom One

13' x 11' 1" max (3.96m x 3.38m max)
Double glazed window to rear aspect. Radiator.

Bedroom Two

12' 11" x 11' (3.94m x 3.35m)
Double glazed window to rear aspect. Loft access. Radiator.

Bedroom Three

7' 8" x 7' 5" (2.34m x 2.26m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Part tiled. Radiator.

Front Garden

Off road parking for five vehicles.

Rear Garden

Laid to lawn.





To view this property please contact Connells on

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

185 Marsh Road Legrave
LUTON LU3 2QQ

EPC Rating: C

view this property online [connells.co.uk/Property/LGR308211](https://www.connells.co.uk/Property/LGR308211)

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: LGR308211 - 0003