

for sale

£290,000 Freehold



## Marsh Road Luton LU3 2QF

\*\*\* Walk To Train Station \*\*\*

This large three bedroom property located within close proximity of the mainline train station and motorway is a must see. Early viewing is advised to avoid disappointment call today.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 measurements. Plans produced by Connells. Powered by www.floorplans.com

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# Property Details

## Entrance Hall

Double glazed door and window to front aspect. Radiator.

## Shower Room

Double glazed window to side aspect. Suite comprising low level wc, wash hand basin and shower cubicle. Radiator.

## Lounge 16' 2" x 11' 5" ( 4.93m x 3.48m )

Double glazed window to rear aspect. Double glazed patio doors.

## Dining Room 10' 6" x 8' 11" ( 3.20m x 2.72m )

Double glazed window to side aspect. Radiator. Combi boiler.

## Kitchen 17' 10" x 7' 5" ( 5.44m x 2.26m )

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. Gas cooker point. Plumbing for a washing machine. Space for a fridge/freezer.

## First Floor Landing

Stairs leading from entrance hall. Loft access.

## Bedroom One 16' 1" into wardrobes x 11' 4" max ( 4.90m into wardrobes x 3.45m max )

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

## Bedroom Two 13' 1" x 8' 9" ( 3.99m x 2.67m )

Double glazed window to front aspect. Radiator.

## Bedroom Three 12' 4" x 7' 5" ( 3.76m x 2.26m )

Double glazed window to front aspect. Radiator.

## Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

## Front Garden

Off road parking for three vehicles.

## Rear Garden

Patio area. Brick built shed.



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: LGR308935 - 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.