



GetAnOffer

The Quick Sale Estate Agency Specialists



getanoffer.co.uk are offering this ATTRACTIVELY PRICED PROPERTY from a MOTIVATED seller to buyers that are in a position to purchase relatively quickly. This property has been PRICED to ENCOURAGE a QUICK SALE.

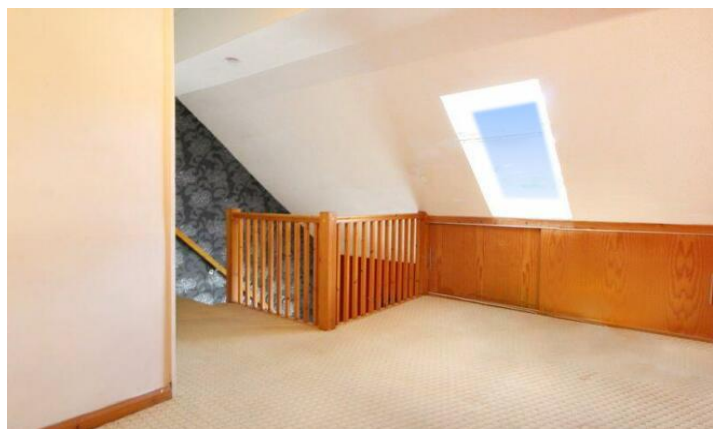
EARLY VIEWING IS HIGHLY RECOMMENDED DUE TO THE PROPERTY BEING PRICED FOR A QUICK SALE.

GetAnOffer are pleased to offer for sale this:

- Beautifully Presented Cluster House
- Lounge/Dining Area
- Modern Fitted Kitchen
- Double Bedroom
- Modern Bathroom/WC
- Front Garden
- Local Amenities include Shops, Cafes & Takeaways, with the Nearest Shopping Centre being The Mall, Luton
- Additionally, Luton Airport is a Short Drive Away

Guide Price £212,000

**Shingle Close
Luton, LU3 4AR**



MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions or information you need. Get in touch with us on 01903 331031 or email info@getanoffer.co.uk

Are you looking for a solicitor or mortgage? We can help arrange an appointment - Get in touch.

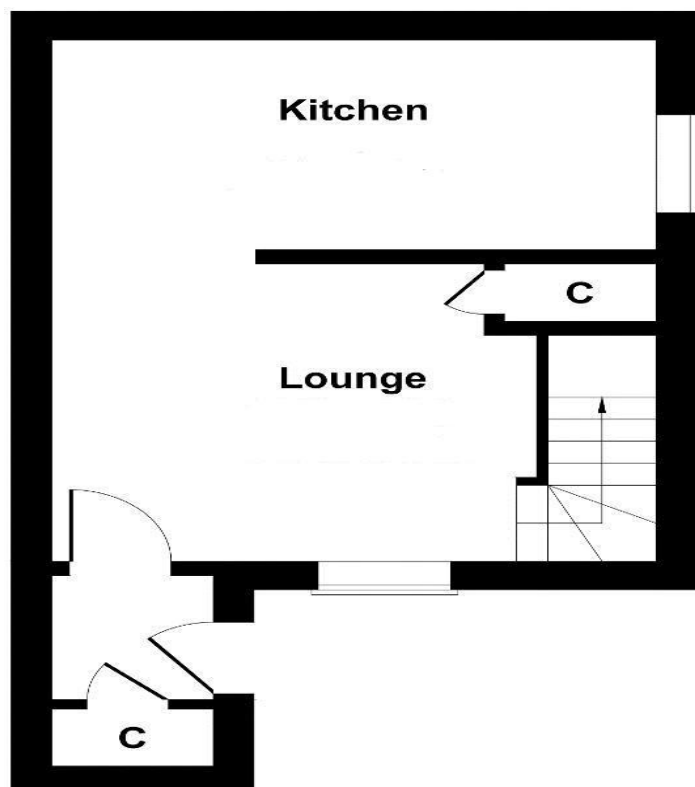
Viewings: Strictly by appointment via GetAnOffer.co.uk. For further information or to arrange a viewing contact us on:
T: 01903 331031 / 0800 033 7 943
E: info@getanoffer.co.uk

Our Opening Hours are:

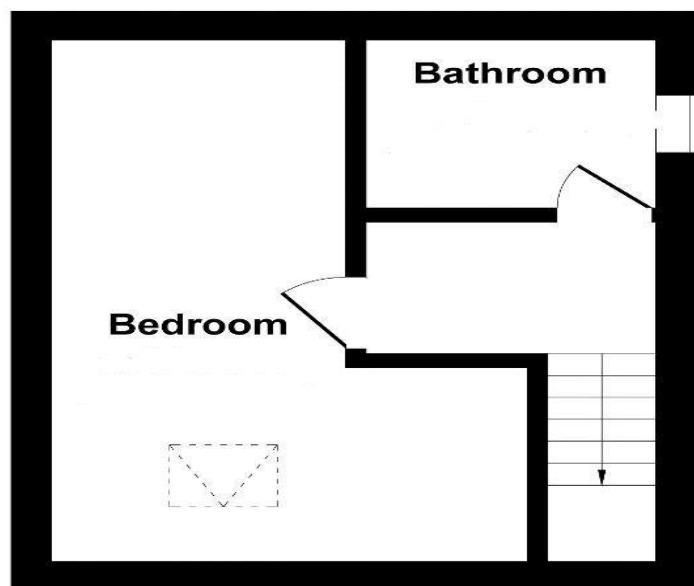
Monday to Wednesday 8am – 6pm
Friday 8am – 5pm
Saturday 9am – 4pm

Under the terms of The Estate Agent Act 1979 it is hereby advised that Future Planned Relocation Services Ltd (Get An Offer) has a legal interest in this property or is a close associate of the seller

Shingle Close



GROUND FLOOR



FIRST FLOOR

This plan is for illustration purpose only and may not be representative of the property.

GGO
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

www.getanoffer.co.uk

01903 331 031

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