

Dunstable Office:

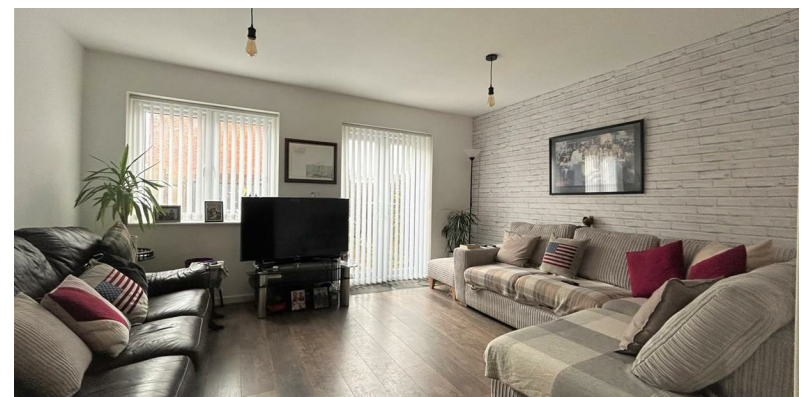
01582 477 077



Residential Sales • Property Management • Lettings

Challney Gardens, Luton

£290,000 Leasehold



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The Property Experts with the Personal Touch

Challney Gardens, Luton

£290,000



Entrance Hall

Stairs, door to Storage cupboard, door to:

Kitchen

10'1" x 7'5" (3.07m x 2.26m)

Window to front.

WC

Lounge/Dining Room

12'3" x 14'6" (3.73m x 4.41m)

Window to rear, double door, door to:

Bedroom 2

8'4" x 14'4" (2.54m x 4.38m)

Two windows to rear, door to:

Bathroom

Bedroom 1

11'0" x 14'4" (3.36m x 4.38m)

Two windows to front, Storage cupboard, sliding door, door to:

Landing

Door to Storage cupboard.

Front

Parking

Garden

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional **Toddington:** 2-4 High Street
Office: - 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Introducing this INVITING TERRACED HOME constructed in 2014, boasting TWO DOUBLE BEDROOMS, A SPACIOUS LOUNGE/DINING ROOM, and ALLOCATED PARKING FOR ONE VEHICLE.

Household Estate Agents proudly presents this SPACIOUS HOME, an ideal opportunity for FIRST-TIME BUYERS or investors seeking a BUY-TO-LET PROPERTY in the SOUGHT-AFTER CHALLNEY area of LUTON.

Nestled in a prime location with excellent commuting links, this property offers the convenience of modern living. The property it features a contemporary fitted kitchen, two double bedrooms, a family bathroom with an additional downstairs WC, and a generously sized rear garden.

Challney Gardens, situated in the heart of the Challney Area, offers easy access to a plethora of local amenities. With the guided busway being within a short walking distance, direct routes to Luton Train Station and London Luton Airport are readily available, while J11A of the M1 motorway is a short drive away.

The accommodation comprises an entrance hall with stairs leading to the first floor, complete with an under-stair cupboard. The hallway leads into the modern fitted kitchen. The lounge/dining room opens up to the garden through patio doors. Upstairs, you'll find two double bedrooms, the master featuring built-in wardrobes, a family bathroom, and a convenient storage cupboard on the landing.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE YOUR VIEWING TODAY!

TENURE - LEASEHOLD
GROUND RENT - £408 (PER ANNUM)
SERVICE CHARGE - £0 (PER ANNUM)
LEASE LENGTH - 989 YEARS REMAINING
COUNCIL TAX BAND - B
EPC RATING - B



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Road Map



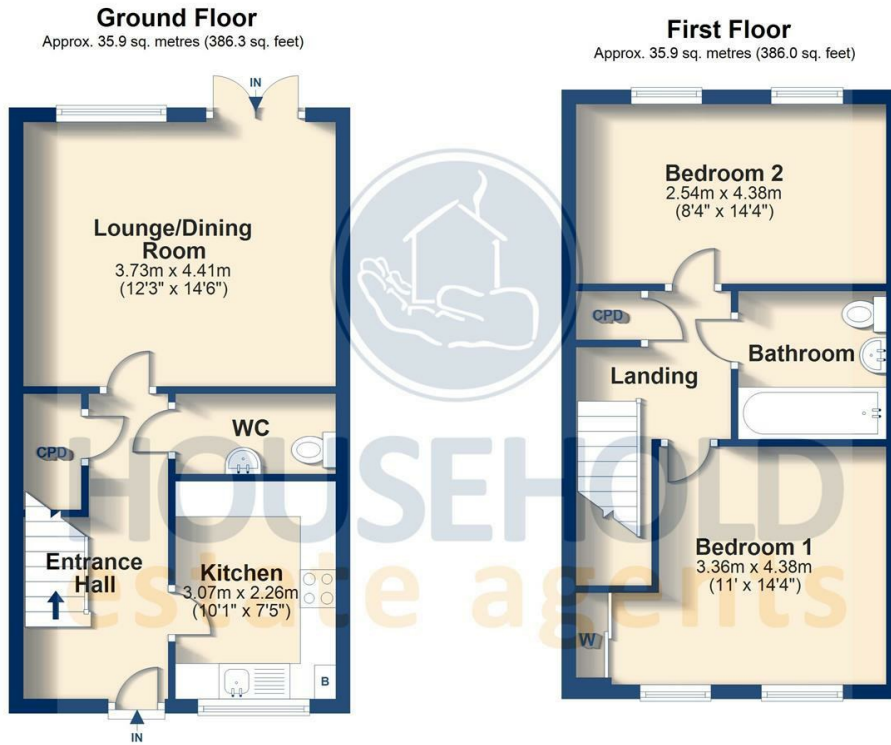
Hybrid Map



Terrain Map



Floor Plan



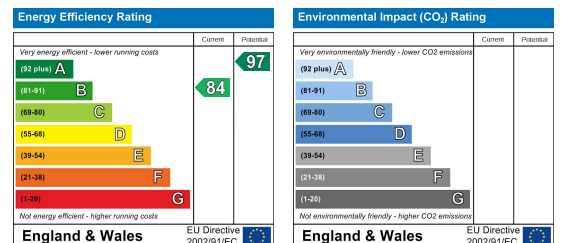
Total area: approx. 71.8 sq. metres (772.3 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.
Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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