

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
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Skua Close, Luton  
**£290,000 Freehold**



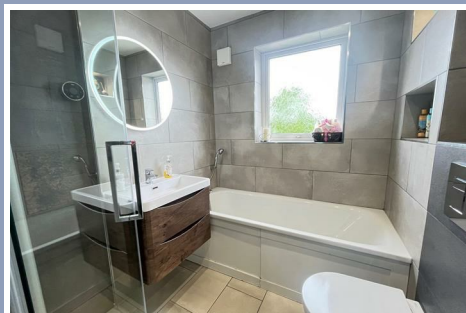
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The Property Experts with the Personal Touch

# Skua Close, Luton

**£290,000**



## Hall

Double glazed window to side, stairs, open plan, door to:

## Living Room

9'0" x 12'4" (2.74m x 3.76m)

Pine flooring, radiator, double glazed window to side, patio doors to rear garden.

## Kitchen/Breakfast Room

10'2" x 12'6" (3.09m x 3.80m)

Refitted fitted with a matching range of, 1 and a half bowl sink unit with mixer tap taps, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob, double glazed window to front, double radiator, tiled flooring.

## Landing

Double glazed window to side, door to:

## Bedroom 1

9'9" x 10'5" (2.97m x 3.17m)

Double glazed window to rear, radiator, sliding door to built in wardrobes.

## Bedroom 2

10'2" x 6'1" (3.10m x 1.85m)

Double glazed window to front, radiator, built in cupboard.

## Bathroom

7'1" x 6'0" (2.16m x 1.84m)

Recently refitted with four piece suite comprising deep bath,

wash hand basin with fitted Mira electric shower and glass screen and low-level WC, full height tiling to all walls, heated towel rail, window to front, heated towel rail, ceramic tiled flooring.

## Outbuilding

15'10" x 19'6" (4.83m x 5.94m)

Pre existing brick built structure with electricity.

## Rear Garden

Landscaped garden with decked area, leading to raised lawn, enclosed by fencing with flower and shrub border. Providing gated access to driveway and pathway leading to outbuilding.

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

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

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Additional Office: **Toddington:** 2-4 High Street  
- 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.

MUCH IMPROVED by the current owners, this MODERN SEMI DETACHED home comes to the market in IMMACULATE CONDITION throughout situated on the LUTON & DUNSTABLE border this is the PERFECT FIRST HOME or a GREAT BUY TO LET INVESTMENT and we highly recommend booking your viewing today!

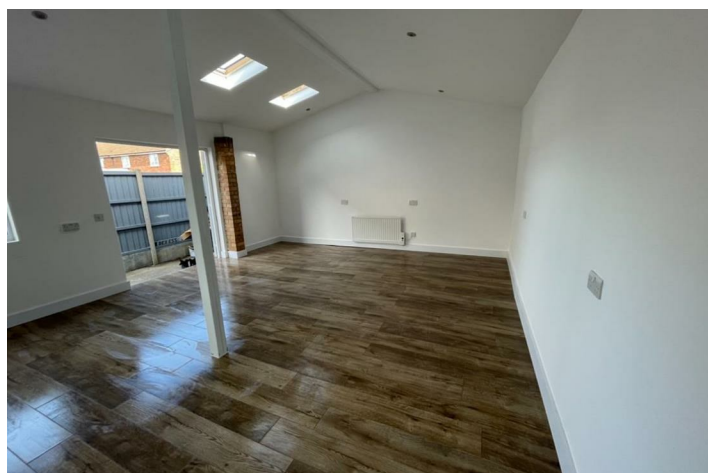
Household Estate Agents are delighted to act as Sole Agents to bring this home to the market which benefits from RE-FITTED KITCHEN, RE-FITTED BATHROOM, GENEROUS PLOT, LARGE OUTBUILDING and DRIVEWAY FOR TWO VEHICLES

Skua Close is a CUL-DE-SAC located on the Birds development which benefits from EXCELLENT COMMUTING LINKS with JUNCTION 11A OF THE M1 MOTORWAY just a short drive away as well as LEAGRAVE THAMESLINK TRAIN STATION.

The accommodation comprises an entrance hall, living room, kitchen/ breakfast room, first-floor landing, two bedrooms and the main bedroom.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE YOUR VIEWING TODAY!

TENURE - FREEHOLD  
COUNCIL TAX BAND - B  
EPC RATING - D



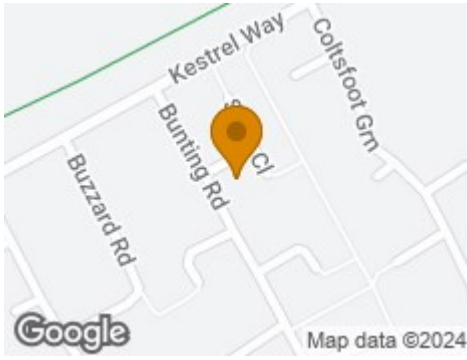
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## Road Map



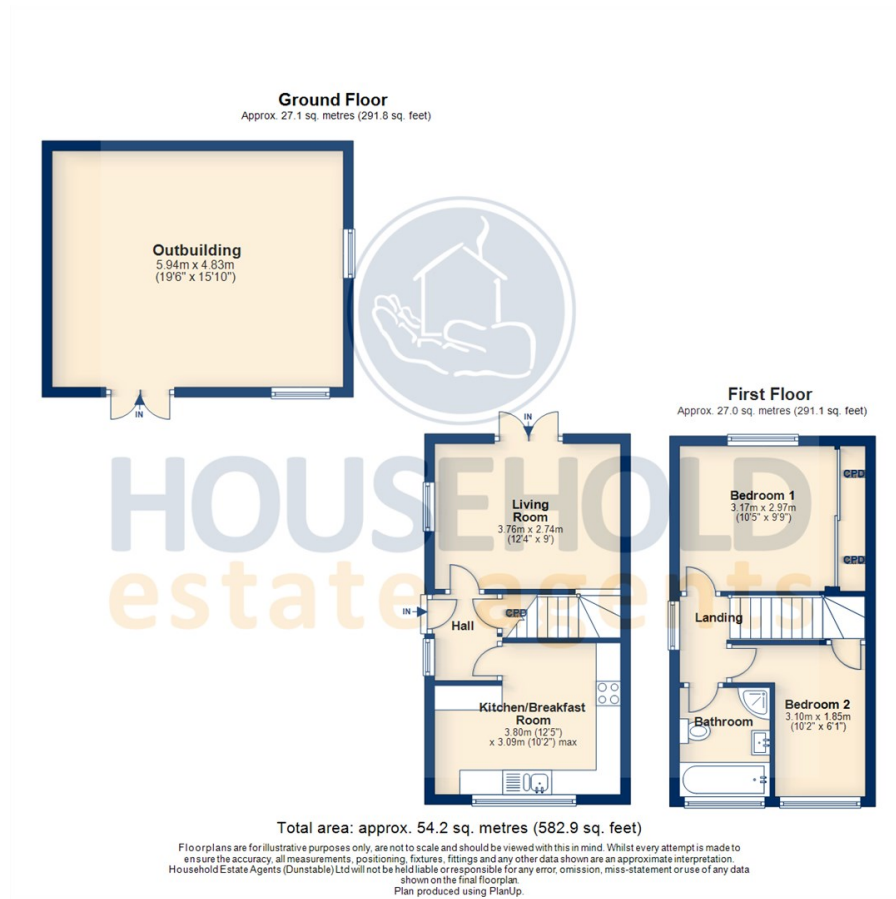
## Hybrid Map



## Terrain Map



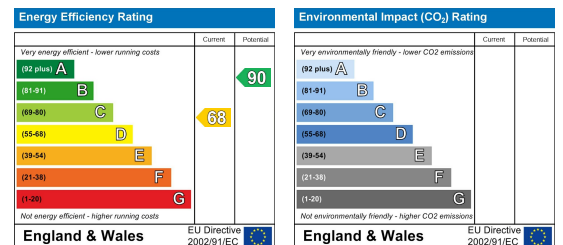
## Floor Plan



## 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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