


Connells

Marsom Grove
Luton

# Marsom Grove
# Luton LU3 4BH

for sale
**£210,000**







## Property Description

This one bedroom freehold cluster home makes the ideal first time purchase with private garden and parking for two cars. Located at the end of a cul-de-sac in the popular Barton Hills area of LU3. It is also being offered to the market chain-free!

Briefly comprises lounge and kitchen downstairs. Upstairs is one bedroom and bathroom located off the landing.
Externally there is a garden laid mostly to lawn and driveway for two vehicles.

The area of Barton Hills in LU3 offers local shops, schools, and amenities all within close reach of the residence.

Barton Hills medical group, Bramingham Dental Clinic and Sainsbury's supermarket are all a short stroll from the home.

Leagrave railway station is just over a mile from the residence and Luton mainline railway station around 2.5 miles.

The local area offers popular schools including, Bramingham Primary School, The Meads Primary School and Woodlands Secondary school which rates as Ofsted 'outstanding'.

Call now to view!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Lounge

Door to front aspect. Double glazed window to front and side aspects. Stairs leading to first floor. Radiator.

## Kitchen

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel and drainer unit. Gas hob and oven. Space for a fridge/freezer. Plumbing for a washing machine. Part tiled walls. Tiled floor. Boiler.

## First Floor Landing

Carpet.

## Bedroom One

Two double glazed windows to front aspect. Double glazed window to side aspect. Built in wardrobes. Storage cupboard. Radiator. Loft access.

## Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled. Radiator. Extractor fan.

## Garden

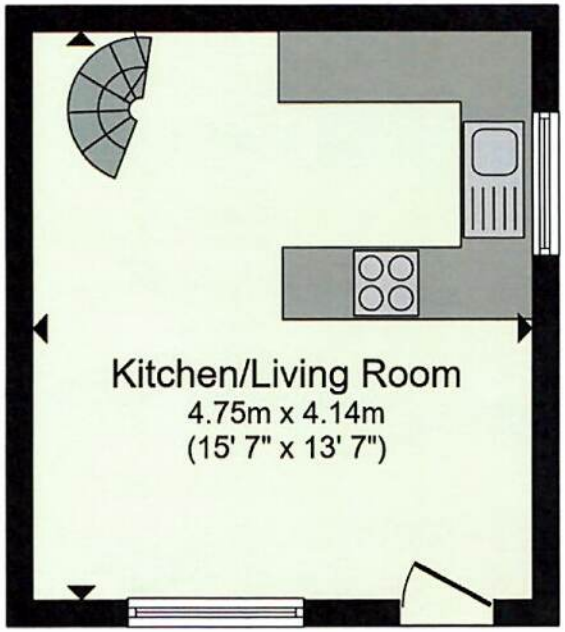
Side garden laid mostly to lawn. Gate.

## Driveway

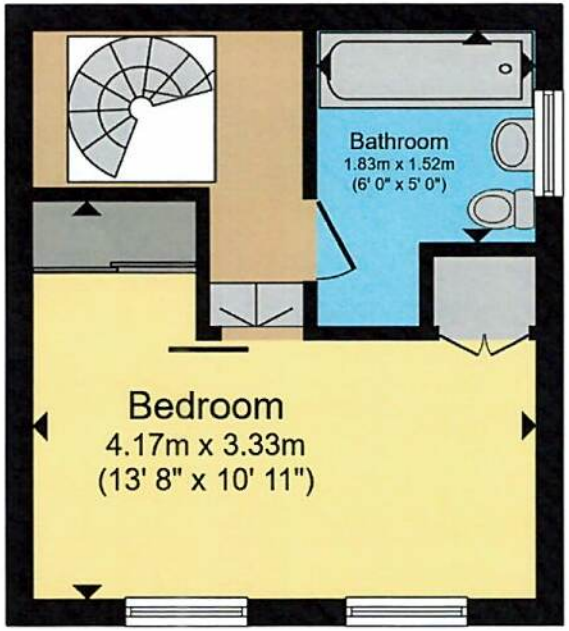
Off road parking for 2 vehicles.








**Ground Floor**




**First Floor**





Total floor area 39.7 m² (428 sq.ft.) approx

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.propertybox.io

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C

Council Tax Band: B

**view this property online connells.co.uk/Property/LUN103914**

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Tenure: Freehold 26

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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.

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