

for sale

offers in the region of **£300,000** Freehold



Verulam Gardens Luton LU3 3SE

Connells Leagrave bring to the market a three bedroom end terraced property located on the sought after Verulam Gardens. The property briefly comprises an entrance hall, open plan lounge/diner, kitchen area and conservatory to rear. The upper floor contains three bedrooms and bathroom suite.

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Entrance Hall

Double glazed window and door to front aspect. Radiator.

Lounge/Diner

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Television point. Radiator.

Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over.

Conservatory

Brick built base. Double glazed windows to side and rear aspects. Double glazed patio doors to rear aspect.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

Double glazed window to front aspect. Built in cupboard housing combi boiler. Radiator.

Bathroom

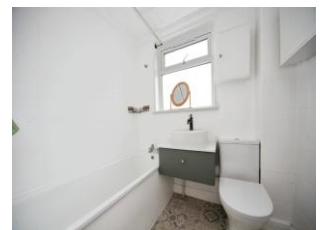
Double glazed window to rear aspect. Suite comprising bath with mixer taps and electric shower, low level wc and wash hand basin. Fully tiled. Radiator.

Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Single garage with up and over door.





To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

Property Ref: LGR312347 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk