





Property Description

Located in a quiet cul-de-sac on the popular Morris Close in Luton, this spacious three bedroom home offers well proportioned accommodation ideal for families, first-time buyers and commuters alike. The property features a bright and welcoming living area, a fitted kitchen, three good-sized bedrooms and a family bathroom. Externally, the home benefits from a private rear garden and off road parking. Conveniently situated close to local schools, shops, parks and excellent transport links, this is a fantastic opportunity to acquire a well positioned home in a sought after residential area.

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.



Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin.

Lounge/Diner

Double glazed windows to front and rear aspects. 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 stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over. Boiler. Radiator.

Conservatory

Double glazed windows to side and rear aspects. Double glazed door to rear aspect. Electric heater.

First Floor Landing

First Floor Landing

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 rear aspect. Radiator.

Bathroom

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

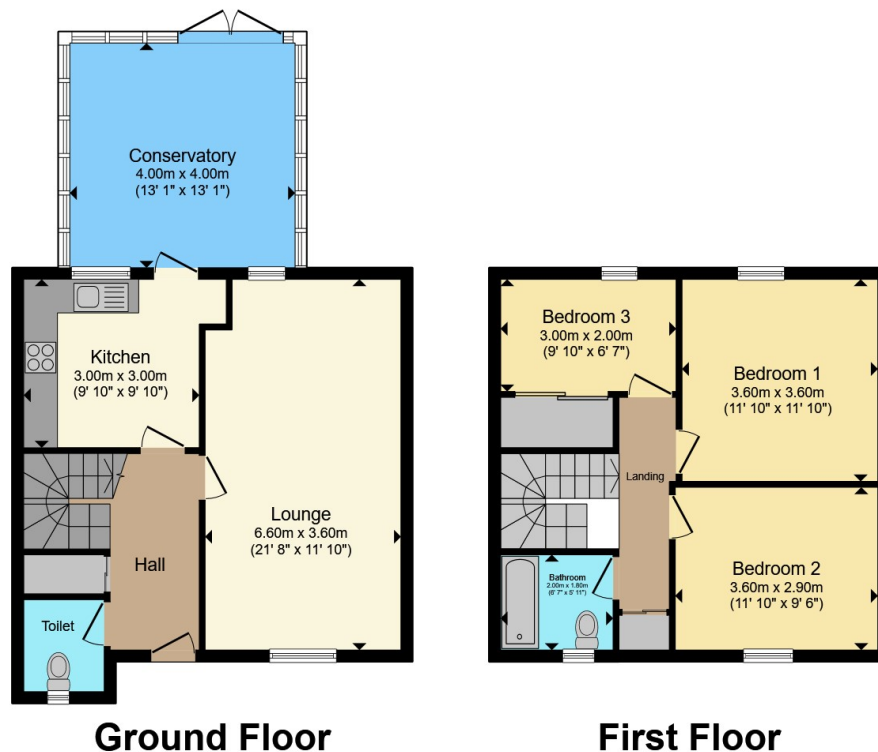
Front Garden

Laid to lawn with paved steps leading towards entrance.

Rear Garden

Patio area.





Total floor area 106.3 m² (1,144 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

Connells



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185 Marsh Road Leagrave
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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR312606

Tenure: Freehold



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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