

for sale

fixed price **£345,000** Freehold



Beechwood Road Luton LU4 9RB

- Energy Rating: D
- Three bedrooms
- Semi detached
- Off road parking
- Challney catchments

Property Details

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge 14' 5" x 11' 3" (4.39m x 3.43m)

Double glazed window to front aspect. Television point. Radiator.

Dining Room 12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed window to rear aspect. Radiator.

Kitchen 8' 11" x 6' 7" (2.72m x 2.01m)

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. Plumbing for a washing machine. Space for a fridge/freezer. Electric oven with electric hob and cooker hood over.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One 14' 11" x 11' 3" (4.55m x 3.43m)

Double glazed window to front aspect. Radiator.

Bedroom Two 12' 3" x 9' 1" (3.73m x 2.77m)

Double glazed window to rear aspect. Radiator.

Bedroom Three 8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps, shower attachment, wash hand basin and low level wc. Extractor fan. Radiator.

Front Garden

Off road parking.

Rear Garden

Patio leading to laid to lawn. 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: LGR310920 - 0010

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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