

Connells

Harcourt Street
Luton

Harcourt Street
Luton LU1 3QL

for sale offers in excess of
£315,000







Property Description

GUIDE PRICE £315.000-£325.000**

Connells are delighted to offer this spacious three-bedroom mid-terrace property, providing well-proportioned accommodation and excellent outdoor space, making it an ideal for families, first-time buyers and investors.

The ground floor comprises a welcoming entrance hall leading to a generous bay-fronted lounge.

To the rear, a separate dining room provides ample room for family meals and entertaining guests, while the fitted kitchen offers a practical layout with a range of storage units and work surfaces.

The first floor features three bedrooms, including two good-sized double bedrooms and a further single bedroom, providing flexible accommodation for families, guests or home working. A family bathroom completes the first-floor layout.

Externally, the property benefits from both front and rear gardens, with the rear garden providing an excellent space for outdoor dining. The property also offers off-road parking, offering added convenience for homeowners and visitors.

Situated within easy reach of local amenities, schools, parks and transport link his property offers comfortable family living in a convenient residential location.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.


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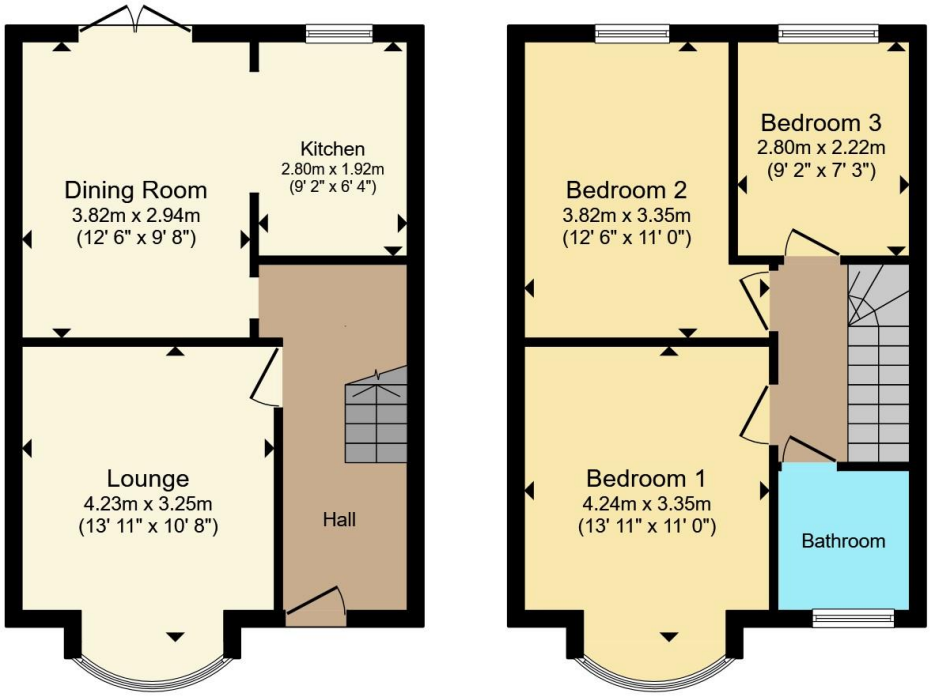












Ground Floor **First Floor**

Total floor area 75.6 m² (814 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

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318545

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.