



Connells

Boxted Close
Luton

Boxted Close Luton LU4 9HW

for sale
£260,000



Property Description

Connells Leagrave are delighted to present this spacious three-bedroom end-terrace home presents an excellent opportunity for buyers looking to create their ideal living space. In need of modernisation throughout, the property offers great potential and is perfect for investors or those seeking a renovation project. Botteded Close comprises a welcoming porch leading into a generous lounge, providing a blank canvas for redesign. To the rear, there is a kitchen with scope for improvement and reconfiguration to suit modern living. Upstairs, the property features three well-proportioned bedrooms, along with a family bathroom.

Externally, the property benefits from two allocated parking spaces to the rear, adding convenience and value—particularly in this residential setting.

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.

Boxted Close is located in Luton with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield. An ideal project with fantastic potential—early viewing is highly recommended.

Entrance Porch

Double glazed window and door to front aspect.

Lounge

Window to front aspect. Double glazed window to side aspect. Gas fire place. Radiator.

Kitchen

Double glazed door to rear aspect. Window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink unit. Fridge/freezer.

First Floor Landing

Double glazed window to side aspect. Stairs leading from lounge.

Bedroom One

Window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Radiator.

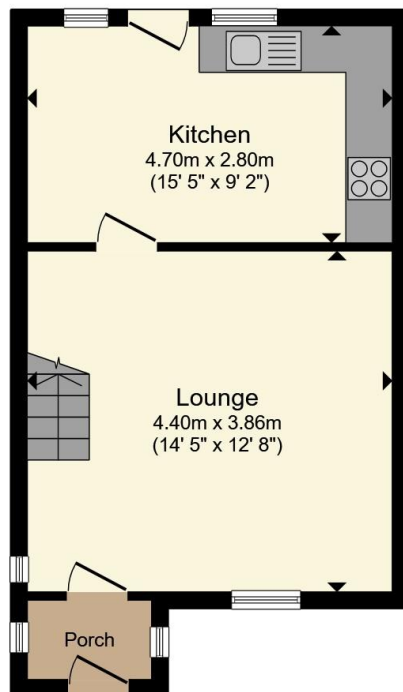
Front Garden

Laid to lawn.

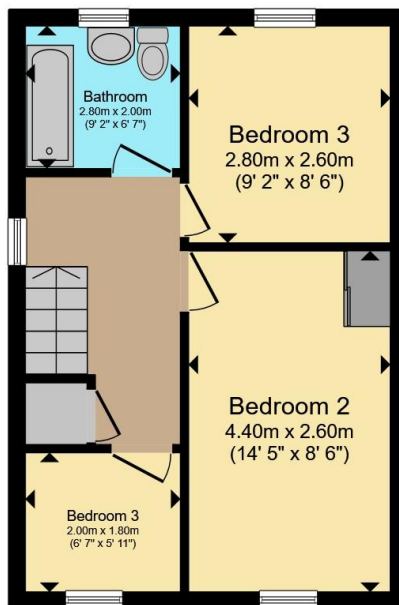
Rear Garden

Laid to lawn with a patio area. Two parking spaces.





Ground Floor



First Floor

Total floor area 70.4 m² (758 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

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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/LGR312400

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.

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.

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