



**Connells**

Wimborne Road  
Luton



Wimborne Road  
Luton LU1 1PD

for sale guide price  
**£250,000**



## Property Description

Are you a first-time buyer looking to get on to the property ladder? Are you a seasoned investor looking to add to your growing portfolio current rental in the region of £1500 PCM ? Look no further!!!!

Offered with no upper chain is this THREE bedroom terraced home located off the DALLOW Road area of Luton.

The property will make a good first time or buy to let purchase as there are schools, shops and local amenities close by. In brief the property comprises of an entrance hall, Lounge, dining room, Kitchen and ground floor bathroom.

To the first floor there are THREE good sized bedrooms. Externally is low maintenance rear garden and on street parking.

CALL NOW TO VIEW!!!

## Entrance

## Lounge

11' 2" x 8' 10" ( 3.40m x 2.69m )

## Dining Room

11' 4" x 11' 4" ( 3.45m x 3.45m )

## Kitchen

13' 8" x 7' 3" ( 4.17m x 2.21m )

## First Floor Landing

## Bedroom One

11' 5" x 11' 5" ( 3.48m x 3.48m )

## Bedroom Two

11' 5" x 8' 7" ( 3.48m x 2.62m )

## Bedroom Three

13' 5" x 7' 5" ( 4.09m x 2.26m )

## Bathroom

## Outside

## Rear Garden











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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT317552](http://connells.co.uk/Property/LUT317552)**



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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