



1 Grasmere Avenue, Luton, LU3 2DU
£300,000



PR
PROPERTY

- EXCLUSIVE TO PR PROPERTY SALES
- BUNGALOW
- CONSERVATORY

- CHAIN FREE
- DRIVEWAY PARKING
- MUST BE VIEWED

- 2 BEDROOMS
- GARAGE

Exclusive to P&R Property

Nestled in the highly sought-after Warden Hills area of North Luton, this charming two bedroom semi-detached bungalow is a fantastic opportunity not to be missed — and chain free too. Offered at £300,000, the property boasts a generous open plan living area that's ideal for modern day living, a bright conservatory, private rear garden and the added benefit of a garage and driveway parking. Presented with great potential throughout, this really is one you need to see in person to fully appreciate. Warden Hill Primary and Icknield High School both fall within the local catchment, with a Sainsbury's and excellent bus routes close to hand.

PORCH

HALLWAY

LIVING ROOM 18'4" X 11'5" (5.61 X 3.49)

KITCHEN 10'10" X 7'8" (3.31 X 2.36)

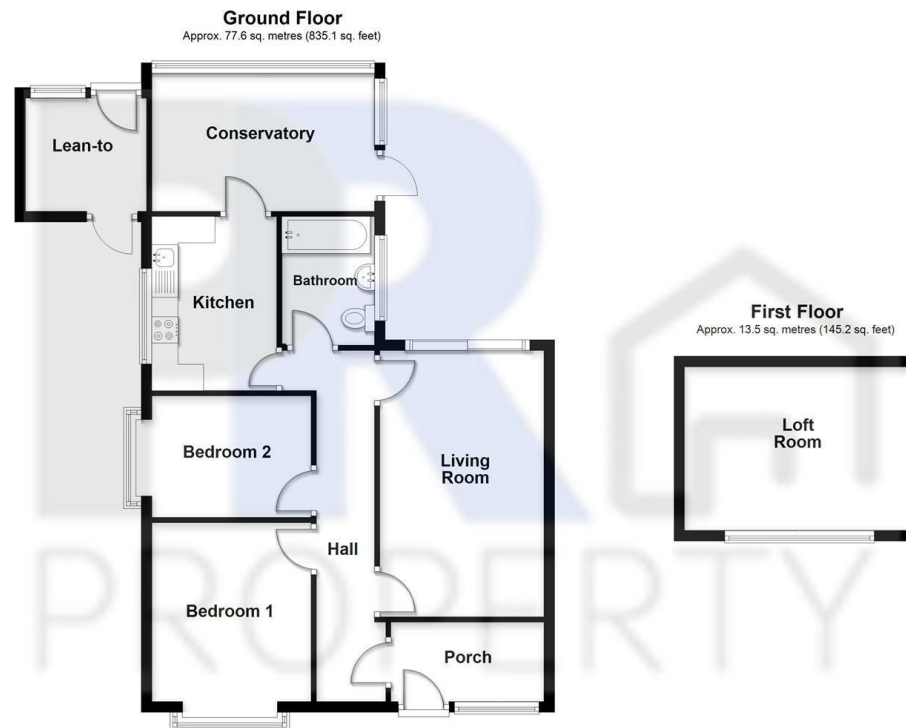
BEDROOM ONE 12'2" X 9'11" (3.73 X 3.04)

BEDROOM TWO 12'2" X 7'8" (3.72 X 2.36)

CONSERVATORY 13'6" X 8'6" (4.12 X 2.60)

FAMILY BATHROOM

LEAN TO



Total area: approx. 91.1 sq. metres (980.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	