



Heaton Dell, Luton

CHANDLERS

## 2 Heaton Dell

Wigmore, Luton, LU2 9TP

£307,000



2 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band

A semi detached FREEHOLD house in a small Wigmore cul-de-sac with no onward chain. Heaton Dell is well placed for quick access to the airport and neighbourhood shopping facilities. The accommodation boasts off road parking adjacent to the house and a good size garden, there are two bedrooms with a modern bathroom and spacious Kitchen. The gas boiler was replaced in 2021.

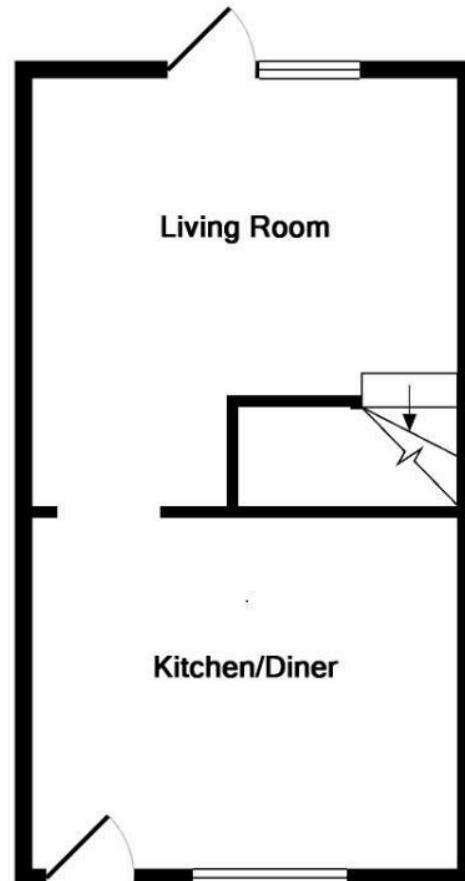
An excellent opportunity for First Time Buyers, small families and Investment buyers.

Council Tax Band C, EPC band TBC

- Chain Free
- Off Road Parking adjacent to the house
- Small Cul-De-Sac close to the Airport
  - Modern Bathroom
  - Spacious Kitchen
- Gas Boiler replaced in 2021
  - Good size Garden
  - Popular location
- Close to Neighbourhood shopping centre







Ground Floor  
Approx. Floor  
Area 282 Sq.Ft.  
(26.2 Sq.M.)

#### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

#### Additional/Material Information

- Local Authority is Luton Borough Council
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity



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