



Connells

Leagrave Road
Luton

Leagrave Road
Luton LU3 1RQ

for sale offers in the region of
£350,000



Property Description

Offered for sale with no upper chain, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a property to their own taste and specification. Situated within the popular and well-connected LU3 area of Luton, the property requires modernisation but offers generous accommodation and significant potential throughout.

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

The accommodation briefly comprises an entrance hallway, spacious living room, separate dining room, and kitchen, providing a practical layout with ample scope for improvement. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking and a private rear garden, offering further potential for landscaping and enhancement.

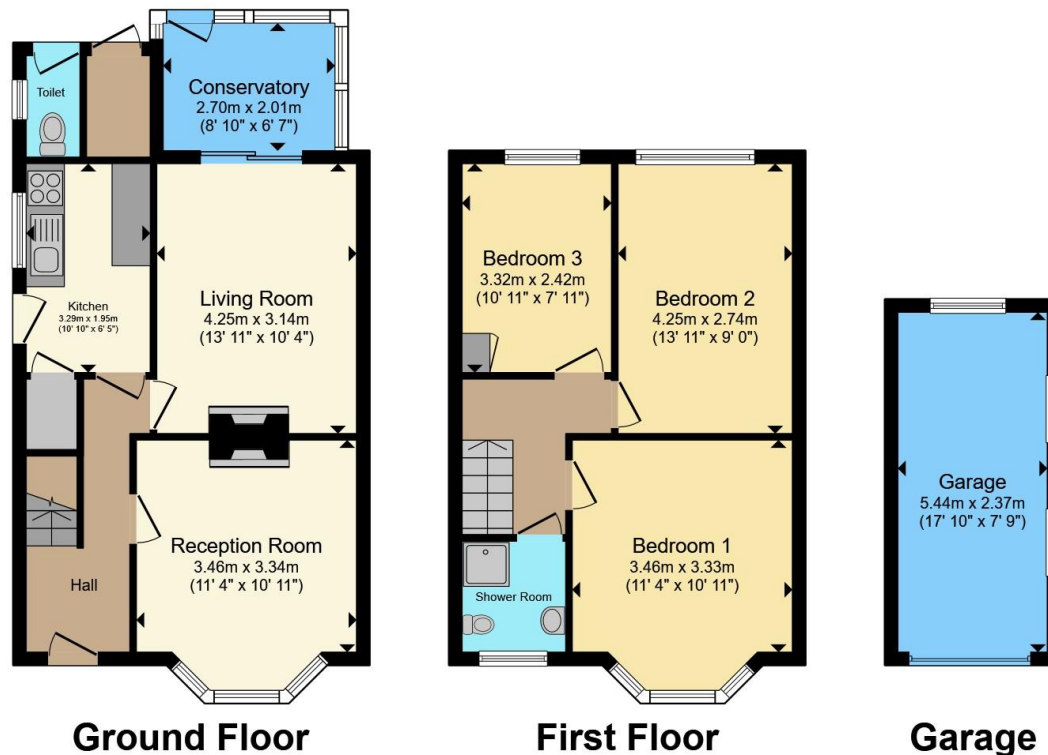
Conveniently located close to a range of local shops, schools, and everyday amenities, the property also benefits from excellent transport links, providing easy access to Luton town centre, Leagrave railway station, and the M1 motorway.

An ideal purchase for families, first-time buyers, and investors alike, early viewing is highly recommended to appreciate the potential on offer.









Total floor area 104.1 m² (1,120 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



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: C

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318619



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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