



Connells

Hampton Road
Luton



Property Description

94 Hampton Road Luton LU4 8AH

We are acting in the sale of the above property and have received an offer of £222,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Offered with No Forward Chain

A versatile three-bedroom terraced home, offered with no upper chain and ideally positioned within easy reach of a wide range of local amenities.

The ground floor accommodation comprises two spacious reception rooms, separated by the staircase, which also benefits from a large under-stair storage cupboard.

To the rear is a fitted kitchen with a small utility area, providing access via a side door to a private rear garden. A wet-room style bathroom is located behind the kitchen.

To the first floor are two generous double bedrooms, both featuring fitted wardrobe space, along with a well-proportioned single bedroom to the rear.

Additional benefits include full double glazing and gas-fired, radiator central heating, making this an excellent opportunity for both owner-occupiers and investors alike.

Entrance

Door to front.

Reception One

10' 8" x 10' 4" (3.25m x 3.15m)

Door to front. Double glazed window to front. Gas fireplace.

Reception Two

10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to rear. Gas fireplace. Stairs rising to first floor.

Kitchen

15' 4" x 5' 9" (4.67m x 1.75m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window rear.

Utility Area

Double glazed window rear.

Wet Room

Fitted with low level wc. Wash hand basin. Shower. Fully tiled. Radiator. Double glazed window to rear.

First Floor Landing

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to rear. Radiator.

Bedroom Three

15' 4" x 5' 9" (4.67m x 1.75m)

Double glazed window to side and rear.
Radiator.

Outside

Rear Garden

Enclosed by panelled fencing. Laid to lawn.
Paved patio area. Side access to street.







To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318218



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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