



**Connells**

Gelding Close  
Luton

# Gelding Close Luton LU4 0TZ

for sale  
**£317,500**



## Property Description

Connells Leagrave bring to the market an immaculate three bedroom mid terraced property located in the popular birds estate. Gelding Close briefly comprises an entrance hall, lounge, open plan lounge/diner. The upper floor contains three spacious bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front. The rear garden is a blend of patio and laid to lawn, with a brick built outbuilding.

One of the standout attributes of this property is its prime location. Situated in the sought after Birds Estate, residents benefit from excellent local amenities, including shops and schools, all within easy reach. Furthermore, the property offers superb connectivity, with easy access to the bustling centres of Luton and Dunstable. For those working in the healthcare sector or requiring medical facilities, the proximity to Luton and Dunstable Hospital is a significant advantage, making daily commutes effortless. The property is also within a short drive to either junction 11 or 11A of the M1 for commuting towards London.

Please note that an AML fee is chargeable to the buyer once an offer is 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.

## Entrance Hall

## Lounge

Double glazed window to front. Radiator. Television point.

## Kitchen / Diner

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

## Landing

## Bedroom One

Double glazed window to front. Radiator.

## Bedroom Two

Double glazed window to rear. Radiator.

## Bedroom Three

Double glazed window to rear. Radiator.

## Bathroom

Double glazed window to rear. Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Partly tiled. Radiator.

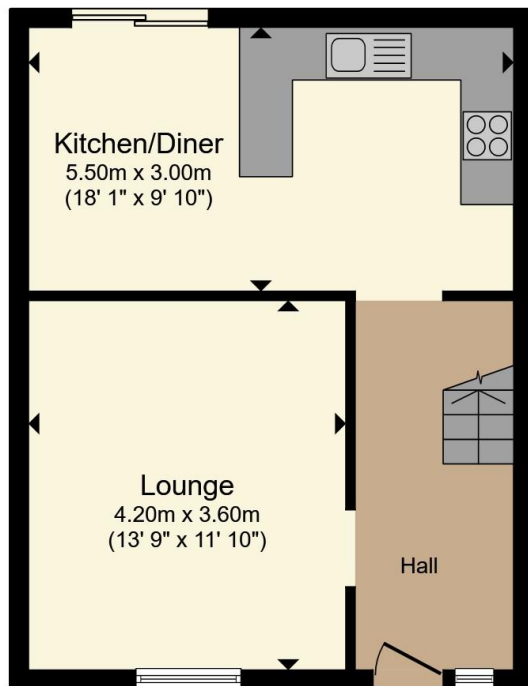
## Front Garden

Block paved off street parking.

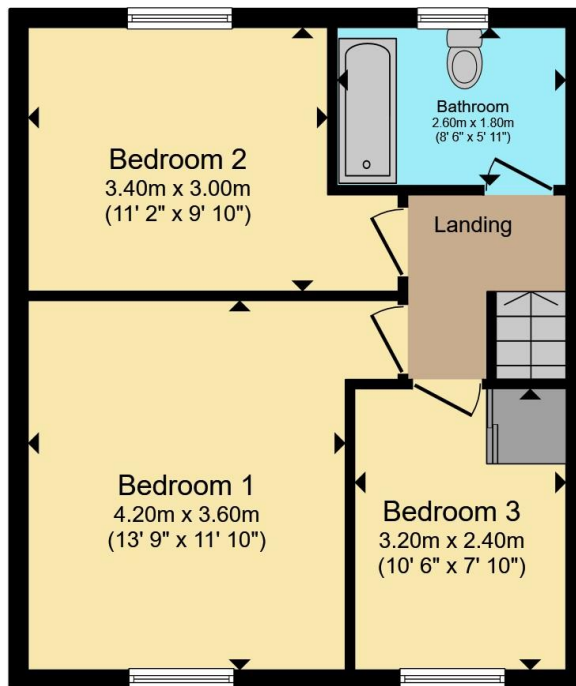
## Rear Garden

Laid to lawn with a patio area. Two brick built outbuildings.





**Ground Floor**



**First Floor**

Total floor area 84.7 m<sup>2</sup> (911 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](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/LGR312462](http://connells.co.uk/Property/LGR312462)**

Tenure: Freehold



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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