





Property Description

A charming traditional two-bedroom mid-terrace property ideally located close to the town centre and excellent transport links.

This well-positioned home offers a spacious and versatile layout, comprising a welcoming lounge, a separate dining room, and a fitted kitchen. The property also benefits from a family bathroom conveniently located on the ground floor.

Upstairs, there are two well-proportioned bedrooms, offering comfortable living space.

Externally, the property features a low-maintenance rear courtyard, ideal for outdoor relaxation.

Offered to the market chain-free, this property presents an excellent opportunity for first-time buyers, investors, or those seeking convenient town-centre living.

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.



Entrance

Door to front.

Lounge

11' 7" x 11' 1" (3.53m x 3.38m)

Double glazed window to front. Radiator.

Door to hallway.

Hall

Stairs rising to first floor.

Dining Room

11' 6" x 11' 2" (3.51m x 3.40m)

Double glazed window to rear. Radiator.

Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Gas hob. Electric oven. Extractor fan. Partly tiled. Double glazed window to rear

Bathroom

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

First Floor Landing

Bedroom One

11' 6" x 11' 4" (3.51m x 3.45m)

Double glazed window to front. Radiator.

Bedroom Two

11' 6" x 11' 10" (3.51m x 3.61m)

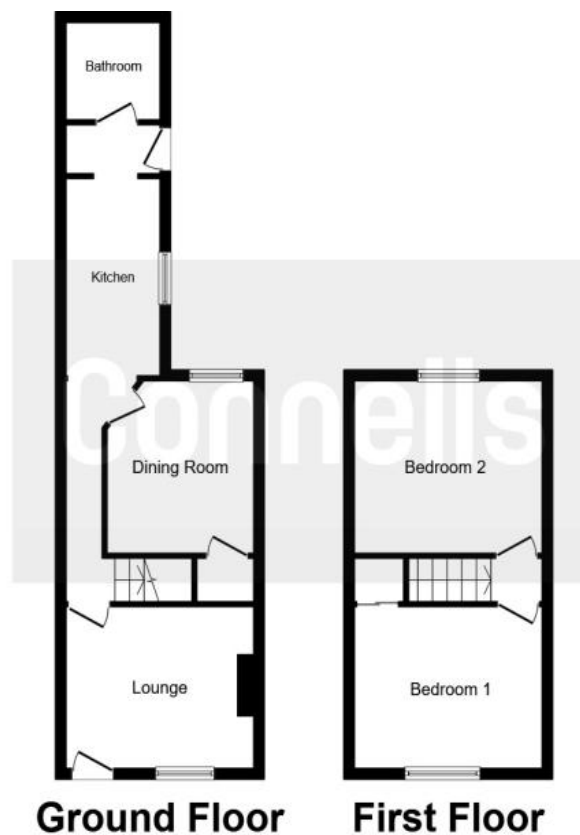
Double glazed window to rear. Radiator.

Outside

Rear Garden

Enclosed by panel and brick fencing. Paved patio area.





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).
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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: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318272



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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