





Property Description

This well-proportioned three-bedroom mid-terraced home offers spacious and versatile accommodation, making it an ideal choice for first-time buyers, growing families or investors.

The property provides a welcoming living space alongside a practical fitted kitchen, with plenty of potential for buyers to put their own stamp on the home. Upstairs are three well-sized bedrooms together with the family bathroom, providing comfortable accommodation for everyday family living.

Externally, the property benefits from a private rear garden, offering a pleasant space for relaxing, entertaining or for children to enjoy.

With its generous accommodation and excellent potential, this three-bedroom home represents a fantastic opportunity and early viewing is highly recommended.

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 Porch

Double glazed door to side aspect.

Entrance Hall

Door to front aspect. Radiator.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level wc and wash hand basin.

Lounge

Double glazed window to front aspect. Television point. Radiator.

Dining Room

Radiator.

Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a one and a half sink and drainer unit. Space for a fridge and freezer. Integrated washing machine. Space for a freestanding gas cooker. Cooker hood over.

First Floor Landing

Loft access. Airing cupboard. Radiator.

Bedroom One

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Television point. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps, shower attachment, wash hand basin and low level wc. Shaver point. Fully tiled.

Front Garden

Laid to lawn with a paved entrance leading to front door.

Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Situated in a block. Up and over door.





To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/LGR312335

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR312335 - 0003