



00 Bramingham Road, Luton, LU3 2DE Offers in excess of £350,000

An attractive and spacious detached home which is located just off Bramingham Road in a quiet location and within a development of similar residential homes.

The property enjoys plenty of space with well proportioned bedrooms and briefly consists: Welcoming hall with door the living room which has access via double doors to the rear garden and storage. The kitchen is fitted with wall and base units along with preparation surfaces and space for white goods. The dining room is accessible via the living room and along with the downstairs WC completes the ground floor living space. Stairs then lead to the first floor landing with three good sized bedrooms and the house bathroom.

Outside to the rear is a garden which is laid with flag patio and gravel with mature shrubs and fence to the boundary. The front is brick paved driveway for ample parking for several vehicles.

LOCATION located in a sought-after location with excellent access to public transport links including Legrave train station, perfect for commuting to London. The property is also conveniently situated close to local schools, Limbury and Marsh Road shops, petrol station, restaurants, and Legrave Park. The M1 junction 11/10 is easily accessible, making it an ideal location for families, first-time buyers, and commuters.



Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		

