



Third Avenue
Luton LU3 3ES

for sale from
£260,000



Property Description

Situated on the popular Third Avenue in Luton, this well-presented two-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families, or investors. The property features a bright and welcoming living room, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the home benefits from a private rear garden, perfect for relaxing or entertaining. Conveniently located close to local amenities, well-regarded schools, and excellent transport links, this attractive property is not to be missed. Internal 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 Hall

Double glazed door to front aspect. Radiator.

Lounge

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

Kitchen/Diner

Double glazed window and patio doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink, bowl and drainer unit. Plumbing for a washing machine. Electric hob with electric oven and cooker hood over. Radiator.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bathroom

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

Front Garden

Paved area.

Rear Garden

Laid to lawn with a patio area. Shed.





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312535



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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