



Connells

Blundell Road
Luton



Property Description

Connells Leagrave bring to the market a two bedroom mid terraced property located on the sought after Blundell Road. The property briefly comprises an entrance hall, lounge, modern kitchen/diner and utility room. The upper floor contains two spacious bedrooms and family bathroom suite. Externally the property benefits from a block paved front garden. The rear garden is a mix of patio and laid to lawn areas with storage buildings and a double garage accessible from the rear.

Blundell Road is a well established residential street situated within a popular area of Luton, offering convenient access to a wide range of local amenities and excellent transport links. The property is ideally positioned for everyday living, with local shops, supermarkets and takeaways all within easy reach, as well as regular bus services providing direct links into Luton town centre and surrounding areas.

Luton town centre offers a comprehensive selection of retail facilities, restaurants and leisure amenities, while London Luton Airport is also easily accessible, making the location particularly attractive for commuters and frequent travellers.

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.

Lounge

Double glazed window to front aspect.
Radiator.

Kitchen

Double glazed door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge. Electric hob with electric cooker and cooker hood over. Combi boiler. Radiator.

Utility Room

Double glazed door to rear aspect. Windows to side and rear aspects. Base unit incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine.

First Floor Landing

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

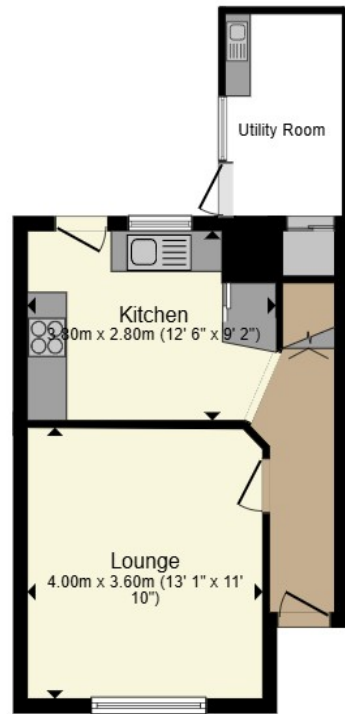
Rear Garden

Laid to lawn with a patio area. Multiple buildings used for storage and workshop.

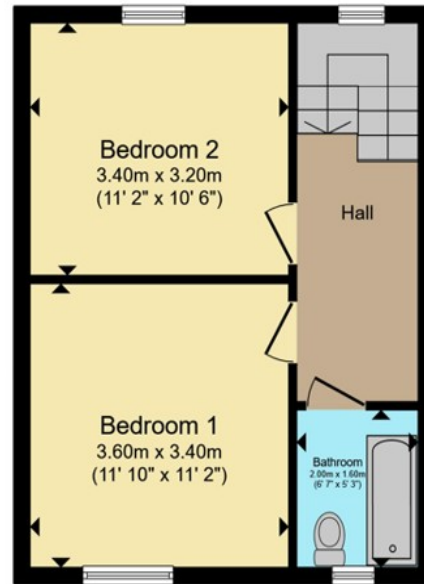
Garage

Double garage with up and over door. Power and light supply.





Ground Floor



First Floor

Total floor area 66.2 m² (713 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



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR312605



Tenure: Freehold



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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.

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