



Connells

Neville Road
Luton



Property Description

CASH INVESTORS ONLY! PROTECTED RENT SCHEME! The ideal investment located in the Icknield area of LU3. Call now for more information.

Briefly comprises hallway, lounge into diner, kitchen and lean to downstairs. Upstairs are three bedrooms and family shower room located off the landing. The rear is laid mostly to lawn and holds a shed with power and lighting. The front is lawned with pathway to front door.

Neville Road is located in the Icknield area of LU3. Surrounded by popular schools including; The Meads Primary School, Icknield (Primary & High) School and Woodlands Secondary School (rated ofsted: Outstanding).

Limbury Mead shops are within walking distance and offer an array of amenities including; Tesco express, post office and popular butchers, Gerry Taylor.

Leagrave railway station is around 0.8 miles from the home and Luton mainline just over 2 miles.



Entrance Hall

Frosted door to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Lounge

Double glazed bay window to front aspect. Three radiators.

Kitchen

14' max x 12' max (4.27m max x 3.66m max)
Double glazed sliding door 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. Fully tiled. Plumbing for a washing machine. Integrated electric hob and electric oven with fan over. Integrated fridge. Laminate flooring.

Dining Room

12' x 10' (3.66m x 3.05m)
Double glazed sliding door to rear aspect. Radiator.

Lean To

16' x 7' 1" (4.88m x 2.16m)
Window to rear aspect. Sliding door to rear aspect.

First Floor Landing

Loft access.

Bedroom One

13' x 11' (3.96m x 3.35m)
Double glazed bay window to front aspect. Built in wardrobes. Three radiators.

Bedroom Two

11' 1" x 11' (3.38m x 3.35m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

8' 1" x 8' (2.46m x 2.44m)
Double glazed window to rear aspect. Boiler. Radiator. Loft access.

Shower Room

Double glazed frosted window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc.

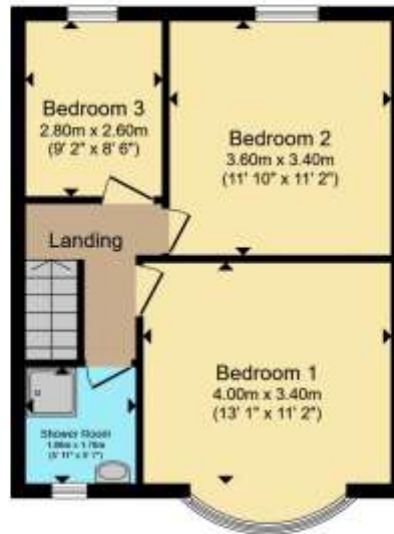
Rear Garden

Laid to lawn with a patio area. Shed with power and light.





Ground Floor



First Floor

Total floor area 95.8 m² (1,031 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

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUN103651



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: LUN103651 - 0004