



Connells

Hampton Road
Luton



Property Description

Two-Bedroom Mid-Terraced Home – Ideal First-Time Buy or Investment

Situated in a convenient Luton location, this well-proportioned two-bedroom mid-terraced home offers a practical layout, making it an ideal purchase for first-time buyers or investors alike.

The ground floor comprises a welcoming lounge leading through to a separate dining room, creating a versatile living and entertaining space. To the rear, there is a fitted kitchen with access to a lobby area and a ground floor bathroom for added convenience.

Upstairs, the property benefits from two generous double bedrooms, providing comfortable accommodation.

Externally, the home features a private rear garden, ideal for outdoor enjoyment.

The property is conveniently located within easy reach of local amenities, schools, and transport links.

Early viewing is highly recommended.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

Agents Note

We have been unable to verify if any approvals, Planning Permissions or Building Regulation Certification has been provided for the historical extension to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

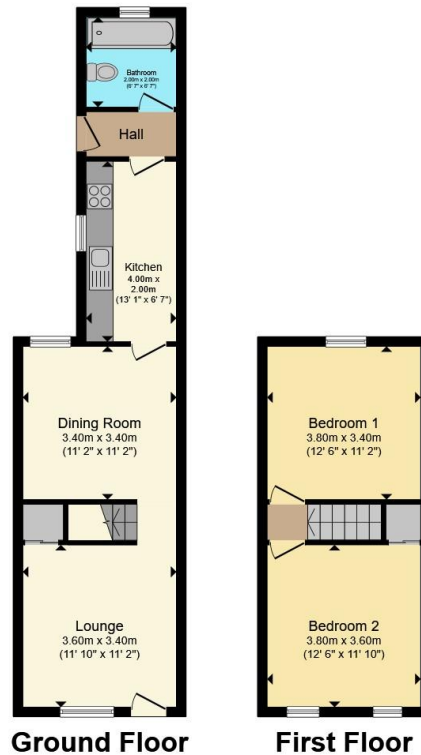
Agents Note











Total floor area 69.0 m² (743 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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83-83A George Street
 LUTON LU1 2AT

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318434



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.

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