

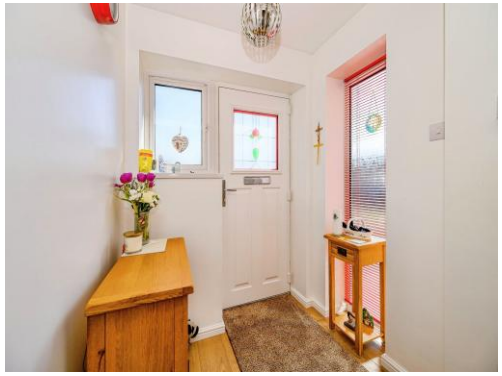
Connells

Wodecroft Road
Luton

Wodecroft Road
Luton LU3 2EZ

for sale
£285,000







Property Description

This extended immaculately presented two bedroom terrace home is situated in the popular Icknield area of LU3. With a driveway for multiple cars, two double bedrooms, extended porch and spacious garden this isn't on to miss! The property also holds potential to extend to the rear (stpp).

Briefly comprises hallway, lounge/diner and kitchen downstairs.

Upstairs are two double bedrooms, bathroom and cloakroom located off the landing.

Externally the front is block paved and accommodates parking for 2-3 cars. Electric to front.

The rear is paved with lawn area and holds a gate back to the front. There is also two brick built sheds with power and lighting.

Local schools include Icknield primary and high schools as well as Warden Hill Primary and Cardinal Newman Catholic School.

Local shops include; Co-op, Morrisons, Marks & Spencer and Tesco express.

Leagrave railway station and Luton mainline station are both situated around 1.5 miles from the property, the A6 is also within easy reach.

Call now to avoid disappointment!

Entrance Hall

Double glazed frosted door and window to front aspect. Double glazed frosted window to side aspect. Laminate flooring. Stairs leading to first floor. Over stairs storage cupboard. Radiator.

Lounge

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Two radiators.

Kitchen

Double glazed frosted door to rear aspect. Double glazed 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/freezer. Plumbing for a washing machine. Gas cooker. Combi boiler.

First Floor Landing

Loft access. Radiator.

Bedroom One

Two double glazed windows to front aspect. Built in wardrobes. Over stairs storage cupboard. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over and wash hand basin. Fully tiled. Heated towel rail.

Separate Wc

Double glazed frosted window to rear aspect. Low level wc.

Front Garden

Block paved driveway providing off road parking for up to 3 Vehicles. Electric to front.

Rear Garden

Lawn area with a paved patio area. Shrubs and trees. Gate to front aspect. Two brick built storage cupboards with power and light.

Agents Note

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.



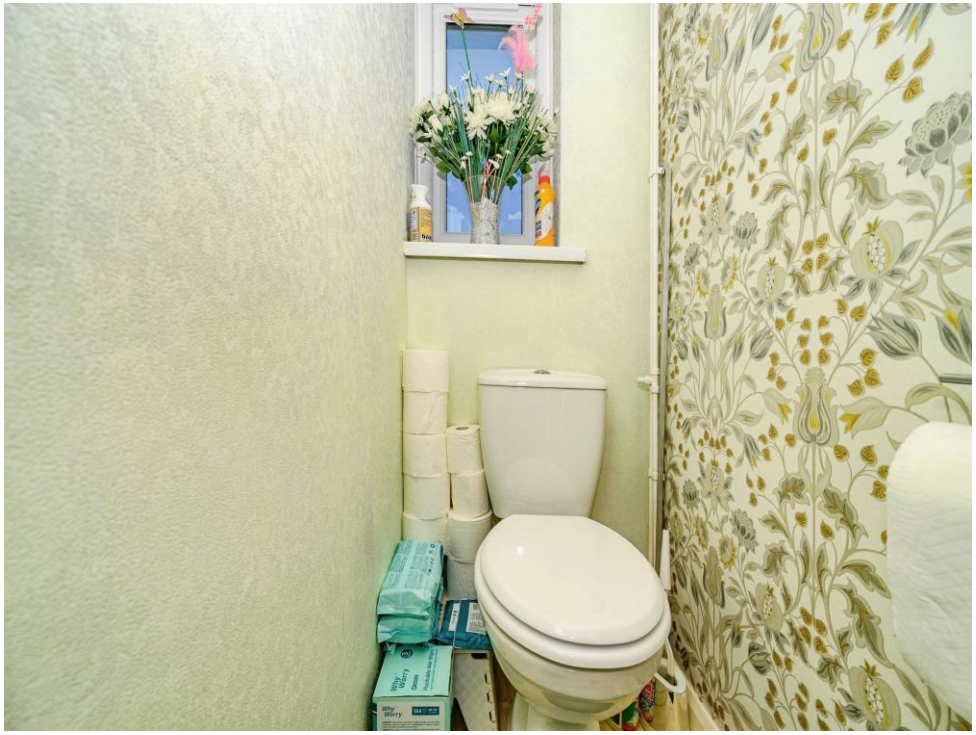




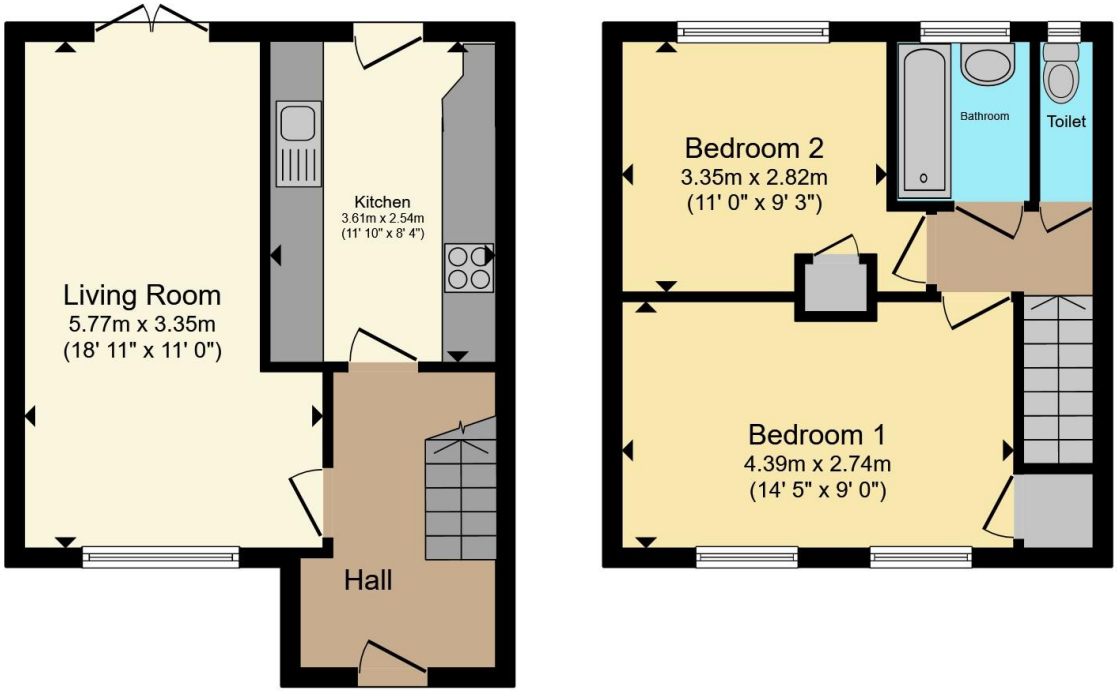












Ground Floor **First Floor**

Total floor area 63.1 m² (680 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

Connells

To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUN104176

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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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