





Property Description

Offered to the market CHAIN FREE, this well-proportioned three-bedroom end-terrace home is situated in the popular Marsh Farm area of Luton. The property features a spacious lounge/diner, a generous kitchen, three good-sized bedrooms and a family bathroom. Externally, the home benefits from a private rear garden, garage in a block and is ideal for families and outdoor entertaining. Conveniently located within easy reach of local schools, shops, transport links and commuter routes, this property is perfectly suited to first-time buyers, growing families and investors alike. 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 and window to front aspect. Radiator.

Lounge/Diner

Double glazed window and door to rear aspect. Television point. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Gas hob and electric oven with cooker hood over. Boiler.

First Floor Landing

Loft access. Airing cupboard.

Bedroom One

Double glazed window to front aspect. Built in cupboard. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in cupboard. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

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

Front Garden

Paved pathway to entrance. Laid to lawn.

Rear Garden

Laid to lawn with a patio area.





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/LGR312380



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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