



Connells

Arthur Street
Luton

Arthur Street
Luton LU1 3SG

for sale offers in excess of
£295,000



Property Description

PERFECT INVESTMENT THREE BEDROOMS***

Located in the popular SOUTH Luton area is this three bedroom terraced home with ample living space.

Arthur street in the popular South Luton area. Ideally located within a few minutes drive of M1 motorway and walking distance to the Town centre. Local shops and amenities are all within walking distance. Luton train station is located with a short walking distance from the property. The property comprises of an Entrance Hall, Lounge/ Dining room, Kitchen. Cloakroom and To the first floor there are three GOOD SIZE Bedrooms and a Family Bathroom . Externally there is a low maintenance rear garden which is paved and on street parking to the front.

Entrance Hall

Cloakroom

Lounge

24' 9" x 10' 2" (7.54m x 3.10m)

Dining Room

12' 5" x 11' 1" (3.78m x 3.38m)

Kitchen

14' 9" x 8' 3" (4.50m x 2.51m)

Landing

Bedroom One

12' x 13' 8" (3.66m x 4.17m)

Bedroom Two

12' 6" x 8' 7" (3.81m x 2.62m)

Bedroom Three

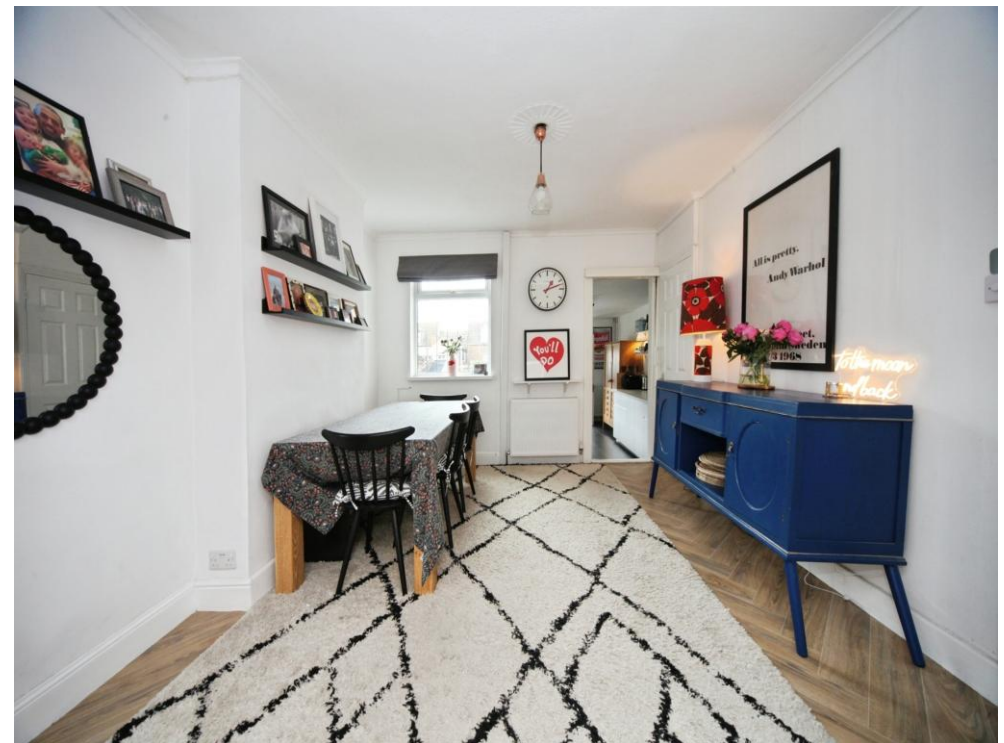
10' 9" x 8' 3" (3.28m x 2.51m)

Bathroom

Outside

Front Garden

Rear Garden





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.focalagent.com

To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: E Council Tax
 Band: B

view this property online connells.co.uk/Property/LUT317228



Tenure: Freehold



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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