

for sale

**£320,000** Freehold



## Verulam Gardens Luton LU3 3SE

Connells Leagrave bring to the market a three bedroom end terraced property located on the sought after Verulam Gardens. The property briefly comprises an entrance hall, open plan lounge/diner, kitchen area and conservatory to rear. The upper floor contains three bedrooms and bathroom suite.

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# Property Details

## Entrance Hall

Double glazed window and door to front aspect. Radiator.

## Lounge/Diner

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Television point. Radiator.

## Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over.

## Conservatory

Brick built base. Double glazed windows to side and rear aspects. Double glazed patio doors to rear aspect.

## First Floor Landing

Loft access.

## Bedroom One

Double glazed window to front aspect. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

## Bedroom Three

Double glazed window to front aspect. Built in cupboard housing combi boiler. Radiator.

## Bathroom

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

## Rear Garden

Laid to lawn with a patio area. Shed.

## Garage

Single garage with up and over door.





To view this property please contact Connells on

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LUTON LU3 2QQ

Property Ref: LGR312347 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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