

Connells

Elveden Close
Luton

Elveden Close
Luton LU2 7FF

for sale offers in excess of
£250,000







Property Description

The perfect first time purchase or investment! Located in Bushmead, a stone's throw from Warden Hills is this two bedroom freehold house which comes with allocated parking as well as front and rear gardens. It is also being offered to the market chain-free!

Briefly comprises lounge and kitchen/diner downstairs.
Upstairs are two double bedrooms and family bathroom located off the landing.
Externally the front and rear gardens are laid mostly to lawn.
There is also an allocated parking space.

The local area of Bushmead is a suburb of Luton built in around 1990, its known for it's family originated suburb living.

Some local shops include a Co-op, community shop and pharmacy.
There is also a local restaurant, public house and church.

A little further is a Marks & Spencer's BP and then a Sainsbury's Supermarket.

Local schools include Bushmead Primary, Icknield High and Cardinal Newman Catholic School.
Luton Sixth form collage and Barnfield Collage are also within close reach.

A stone's throw away are Warden Hills which offer green picturesque walks.

Call now to view!

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.

Lounge

Double glazed frosted door to front aspect. Double glazed window to front aspect. Stairs leading to first floor. Storage cupboard. Laminate flooring. Storage heater.

Kitchen/Diner

Double glazed patio doors and 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. Integrated electric cooker and hob with fan over. Space for a fridge/freezer. Plumbing for a washing machine.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to rear aspect. Laminate flooring. Storage heater.

Bedroom Two

Double glazed window to front aspect. Laminate flooring. Storage heater.

Bathroom

Suite comprising bath with shower over, wash hand basin and low level wc. Airing cupboard housing hot water tank. Tiled floor. Extractor fan. Heater.

Parking

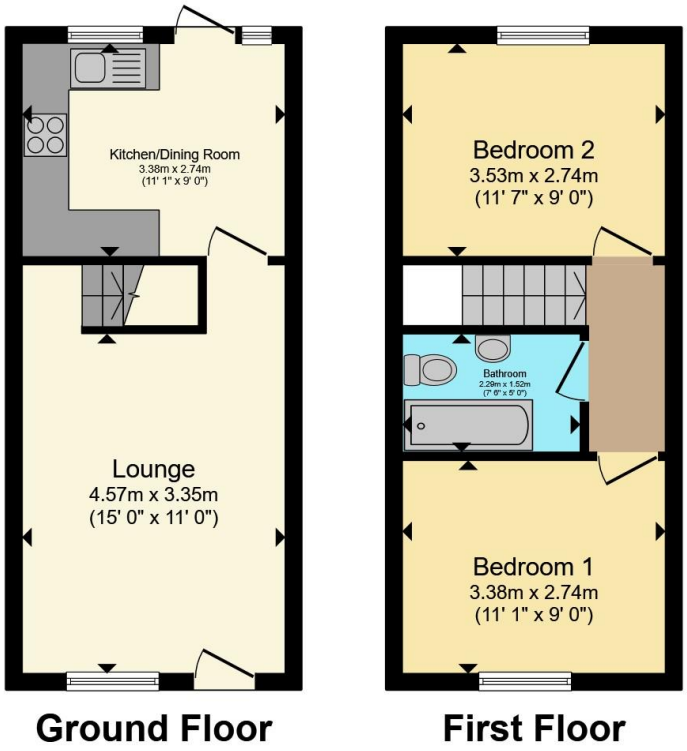
1 allocated parking space.

Garden

Laid to lawn with a patio area. Shed.











Total floor area 54.7 m² (589 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

T 01582 592 332
E lutonnorth@connells.co.uk

1A Riddy Lane, Luton, Bedfordshire, LU3 2AD

EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/LUN104009

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.