



Connells

Hampton Road  
Luton



## Property Description

Offered with No Forward Chain

A versatile three-bedroom terraced home, offered with no upper chain and ideally positioned within easy reach of a wide range of local amenities.

The ground floor accommodation comprises two spacious reception rooms, separated by the staircase, which also benefits from a large under-stair storage cupboard.

To the rear is a fitted kitchen with a small utility area, providing access via a side door to a private rear garden. A wet-room style bathroom is located behind the kitchen.

To the first floor are two generous double bedrooms, both featuring fitted wardrobe space, along with a well-proportioned single bedroom to the rear.

Additional benefits include full double glazing and gas-fired, radiator central heating, making this an excellent opportunity for both owner-occupiers and investors alike.

## Entrance

Door to front.

## Reception One

10' 8" x 10' 4" ( 3.25m x 3.15m )

Door to front. Double glazed window to front. Gas fireplace.

## Reception Two

10' 8" x 10' 1" ( 3.25m x 3.07m )

Double glazed window to rear. Gas fireplace. Stairs rising to first floor.

## Kitchen

15' 4" x 5' 9" ( 4.67m x 1.75m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window rear.

## Utility Area

Double glazed window rear.

## Wet Room

Fitted with low level wc. Wash hand basin. Shower. Fully tiled. Radiator. Double glazed window to rear.

## First Floor Landing

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

11' 8" x 10' 8" ( 3.56m x 3.25m )

Double glazed window to rear. Radiator.

### Bedroom Three

15' 4" x 5' 9" ( 4.67m x 1.75m )

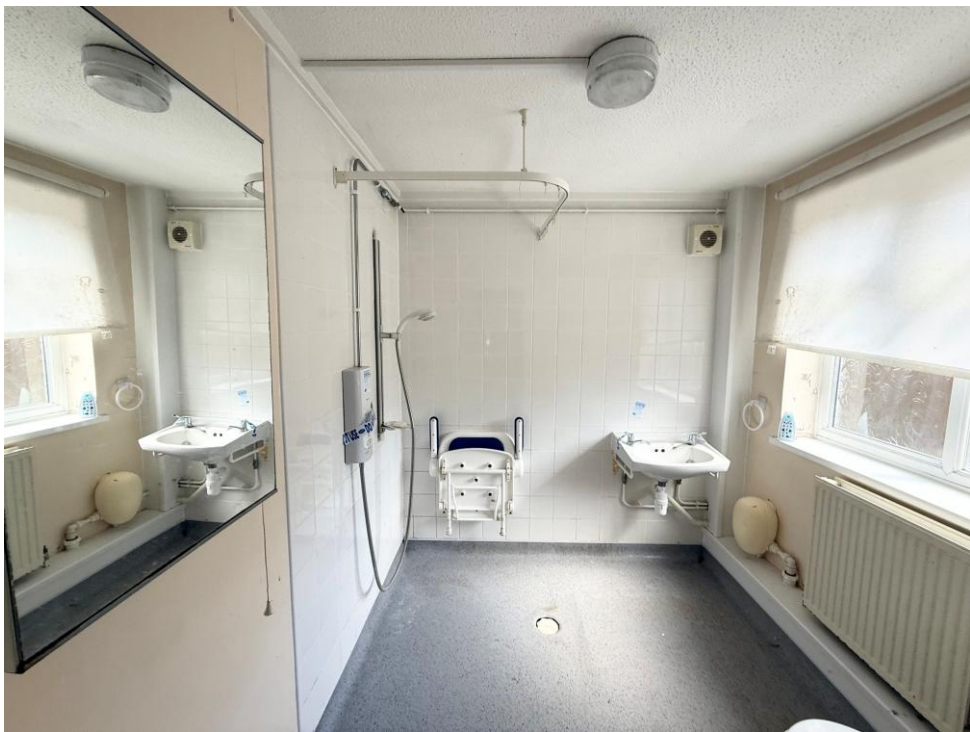
Double glazed window to side and rear.  
Radiator.

## Outside

## Rear Garden

Enclosed by panelled fencing. Laid to lawn.  
Paved patio area. Side access to street.







To view this property please contact Connells on

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EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

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