



**Connells**

Letchworth Road  
Luton

# Letchworth Road Luton LU3 2NU

for sale offers in excess of  
**£240,000**



## Property Description

Connells Leagrave bring to the market a two bedroom mid terraced property located on the popular Letchworth Road. The property briefly comprises an entrance hall, open plan lounge/diner, kitchen area. The upper floor contains two spacious bedrooms and family bathroom suite. Externally the property benefits from a rear garden being a mix of patio and laid to lawn areas.

The area offers a strong range of day-to-day amenities including local shops, parks, and community facilities, while Luton town centre is just a short drive away for wider retail, dining, and leisure options. Transport links are another key highlight: the postcode has access to multiple nearby train stations and bus routes, making commuting around Luton and beyond straightforward. The property is also located very close to local schools. Internal viewings are advised!

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/Diner

Door leading into lounge/diner. Double glazed window to front aspect. Double glazed window to rear aspect. Radiator.

## Kitchen

Double glazed window and door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Space for a freestanding gas cooker. Plumbing for a washing machine. Combi boiler.

## First Floor Landing

Loft access.

## Bedroom One

Double glazed window to front aspect. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bathroom

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

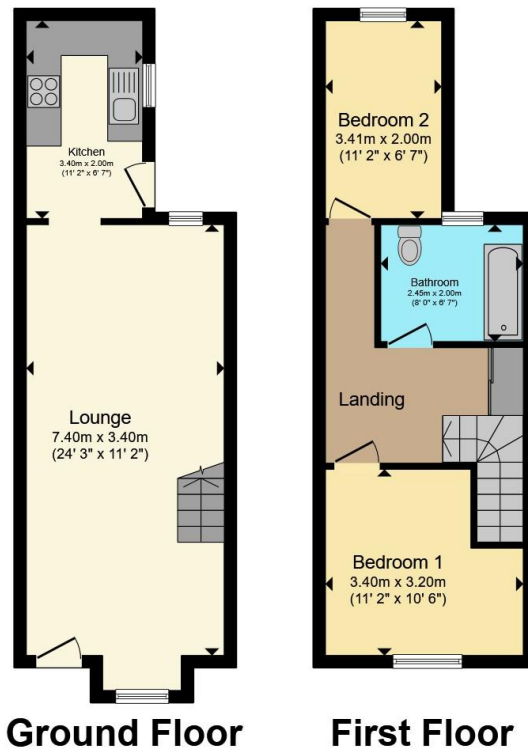
## Front Garden

Paved area.

## Rear Garden

Laid to lawn with a patio area.





Total floor area 65.1 m<sup>2</sup> (701 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/LGR312286](http://connells.co.uk/Property/LGR312286)**

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.

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