

Connells

Ardleigh Green
Luton

Ardleigh Green
Luton LU2 9SS

for sale offers in excess of
£280,000







Property Description

Located in the ever-popular Stopsley area, this attractive two-bedroom semi-detached home presents an excellent opportunity for first-time buyers and investors alike.

The accommodation comprises an inviting entrance hall leading to a fitted kitchen positioned at the front of the property, offering a practical and functional space for day-to-day living. To the rear, the spacious lounge provides a comfortable living and entertaining area with access overlooking the garden.

The first floor offers two bedrooms, including a generous principal bedroom and a second bedroom which would equally lend itself to use as a nursery, home office or guest room. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a driveway providing parking for two cars, while the enclosed rear garden offers a private outdoor space ideal for relaxing, fully insulated outbuilding/office.

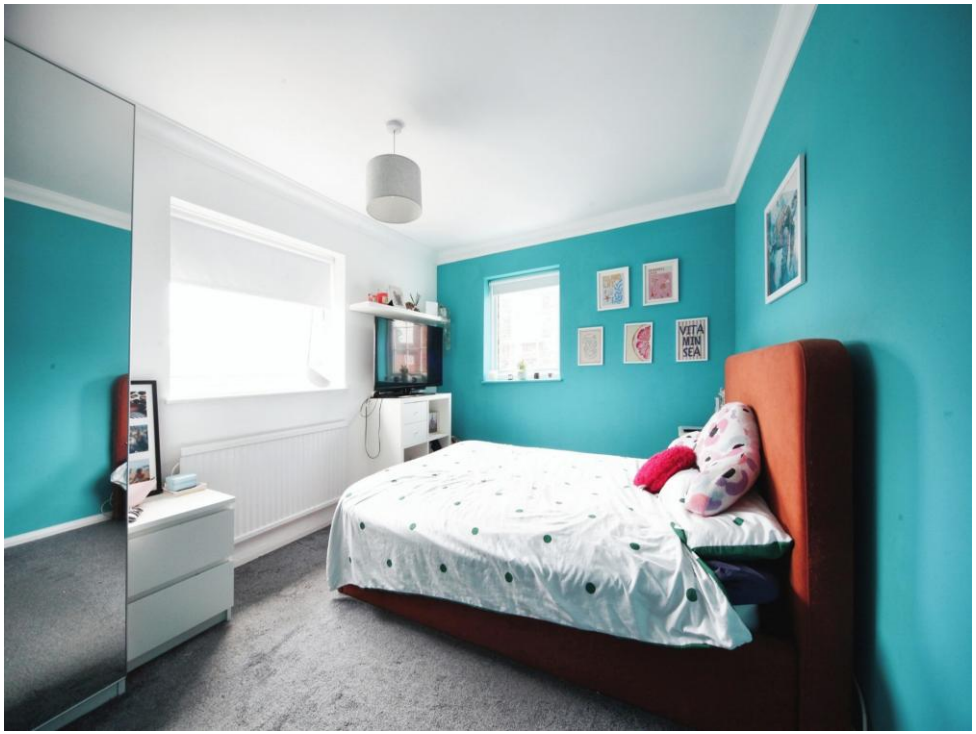
Conveniently located close to local amenities, schools, transport links and Luton Airport, this property combines comfortable living with excellent convenience. An ideal first home or buy-to-let investment opportunity, and viewing is highly recommended.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.





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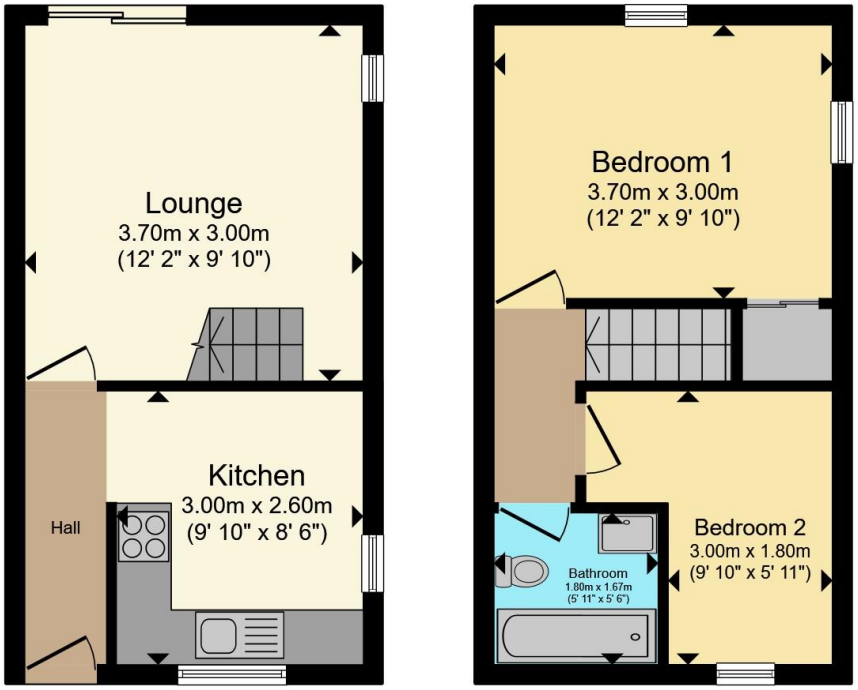

Ground Floor **First Floor**

Total floor area 51.8 m² (558 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

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Jansel House Parade 656 Hitchin Road Stopsley
LUTON LU2 7XH

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STP308584

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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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