

for sale

guide price **£250,000** Freehold



Butlin Road Luton LU1 1LD

Spacious three-bedroom terraced home set within the highly sought-after Dallow Road area of Luton, making it an ideal choice for growing families. The property enjoys a prime location, within easy reach of well-regarded local schools, a range of everyday amenities, and Luton mainline train station.



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Property Details

Entrance

Door to front.

Entrance Hall

Storage cupboard. Stairs rising to first floor.

Lounge 10' 11" x 9' 2" (3.33m x 2.79m)

Double glazed window to front. Radiator.

Dining Room 11' 2" x 12' 6" (3.40m x 3.81m)

Double glazed window to rear. Radiator.

Kitchen 9' 5" x 12' 6" (2.87m x 3.81m)

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window and door to rear.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Partly tiled. Double glazed window to rear.

Landing

Bedroom One 13' 9" x 10' 11" (4.19m x 3.33m)

Double glazed windows to front. Radiator. Storage cupboard.

Bedroom Two 11' 2" x 10' 8" (3.40m x 3.25m)

Double glazed windows to rear. Radiator.

Bedroom Three 12' 3" x 6' 9" (3.73m x 2.06m)

Double glazed windows to rear. Radiator.

Outside

Front Garden

Courtyard. Paved pathway to front entrance.

Rear Garden

Enclosed by panelled fencing. Paved patio area. Laid to lawn.





To view this property please contact Connells on

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LUTON LU1 2AT

Property Ref: LUT317227 - 0009

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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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