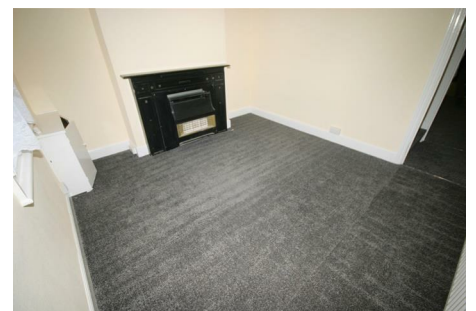




**DG**  
Property  
Consultants  
Estd. 2000



## **Saxon Road, Biscot Area, Luton, Bedfordshire LU3 1JS**

### **Asking Price £250,000**

DG Property Consultants are pleased to offer for sale this well-presented and well-maintained two-bedroom terraced home, ideally located in the popular Biscot area of Luton, offered with no upper chain. Conveniently positioned within easy walking distance of the town centre and mainline train station, the property is perfectly suited for commuters. The accommodation comprises an entrance leading into a comfortable lounge, a separate dining room, a fitted kitchen, and a refitted ground floor bathroom. Upstairs, there are

two generously sized double bedrooms.

Externally, the property benefits from a small front garden and a private rear garden, providing outdoor space.

Further benefits include gas central heating and full double glazing throughout.

Early viewing is highly recommended.

Call Team DG on 01582 580500 to arrange your viewing.



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## Ground Floor Accommodation

### Entrance

Front entrance door into the lounge.

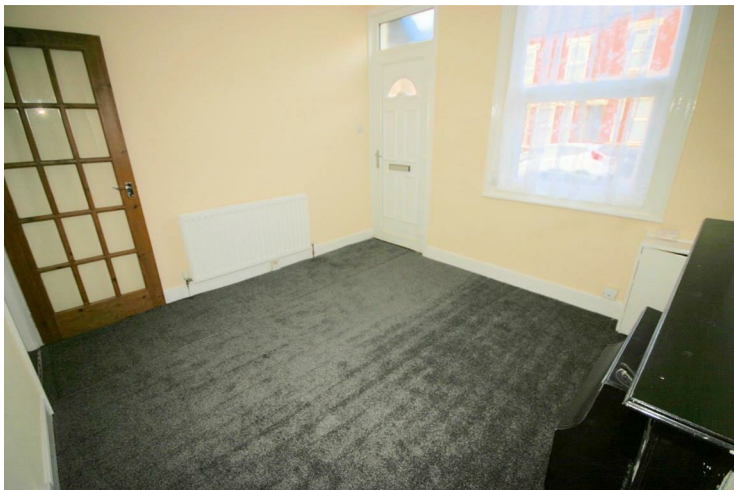
### Lounge

11'6" x 11'0" (3.51m x 3.35m)



Upvc double glazed window to front, double radiator, fitted carpet, feature fireplace with gas pont, power points, door to inner lobby leading to dining room.

### View of Lounge



### Inner Lobby

Inner lobby between the lounge & dining room, carpeted stairs to first floor landing.

### Dining Room

11'6" x 11'0" (3.51m x 3.35m)



Upvc double glazed window to rear, double radiator, fitted carpet, power points, understairs cupboard, door to kitchen.

### View of Dining Room



### Fitted Kitchen

10'0" x 7'0" (3.05m x 2.13m)



Upvc double glazed window to side, fitted with a matching range of base and wall units with worksurface over, gas point for an oven, extractor fan over, power points, ceramic tiled flooring, wall mounted gas combination boiler, door to rear lobby.

### View of Kitchen



### Bedroom 1

11'6" x 11'0" (3.51m x 3.35m)

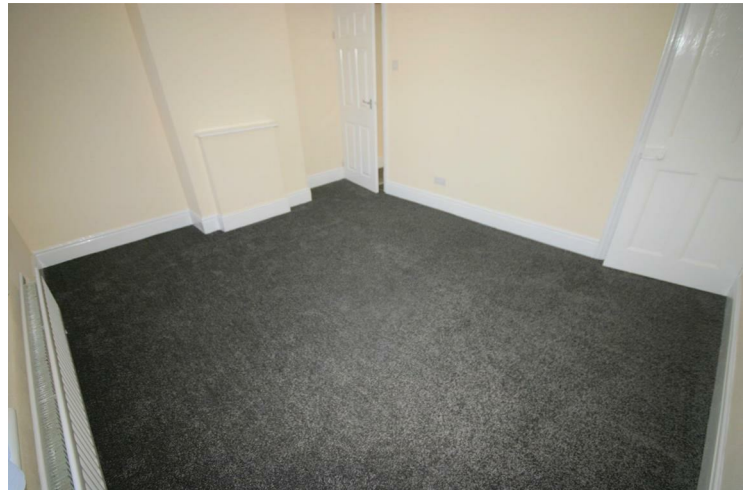


Two Upvc double glazed window to rear, double radiator, power points, fitted carpet, storage cupboard.

### Rear Lobby

Rear lobby leading to bathroom and access to the rear garden, vinyl flooring, space for a upright fridge/freezer, power point, Upvc double glazed door the rear garden.

### View of Bedroom 1



### Family Bathroom



Upvc double glazed window to rear, refitted bathroom with panelled bathroom and electric shower over, pedestal wash hand basin, low level Wc, vinyl flooring.

### Bedroom 2

11'6" x 11'0" (3.51m x 3.35m)



Upvc double glazed window to rear, built in wardrobe with sliding doors, double radiator, power points, fitted carpet.

### First Floor Accommodation

#### Landing

Fitted carpet, access to both bedrooms.

## View of Bedroom 2



purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

## Outside of the property

### Frontage

Front boundary wall, small frontage with path to the front of the property, side passageway leading to the rear garden.

### Rear Garden



Enclosed rear garden with large timber shed, side passageway leading to the rear garden.

### Council Tax Band

Council Tax Band : A

Charge Per Year : £1626.62

### The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending

**Ground Floor**

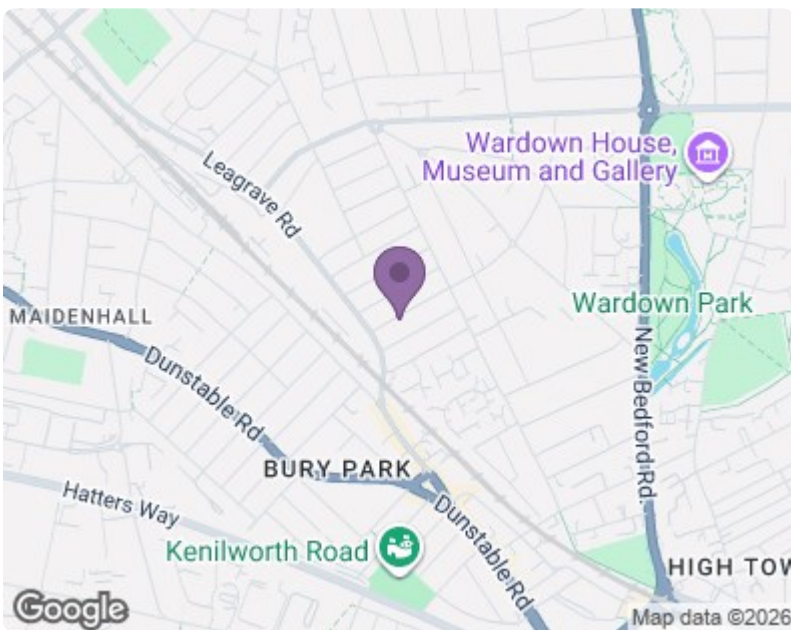


**First Floor**



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Total area: approx. 68.3 sq. metres (735.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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