



Connells

Highbury Road
Luton



Property Description

Chain Free | Two Bedrooms | Mid-Terrace Property | Great Potential

Offered to the market chain free, this two-bedroom mid-terrace property represents an excellent opportunity for first-time buyers, investors, or anyone looking to create a home to their own taste.

The accommodation comprises a comfortable lounge, separate dining room, kitchen, and ground-floor bathroom. To the first floor are two well-proportioned bedrooms. Outside, the property benefits from a low-maintenance rear garden, perfect for those seeking an easy-to-manage outdoor space.

Requiring some updating, this home offers plenty of scope for improvement and provides the ideal chance to put your own stamp on a property in a well-established residential location. Conveniently situated close to local amenities, schools, and transport links, it is well placed for everyday convenience.

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.

Lounge

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

Dining Room

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

Kitchen

6' 2" x 2' 9" (1.88m x 0.84m)

Bathroom

Bedroom One

11' 4" x 10' 8" (3.45m x 3.25m)

Bedroom Two

11' 4" x 11' 4" (3.45m x 3.45m)

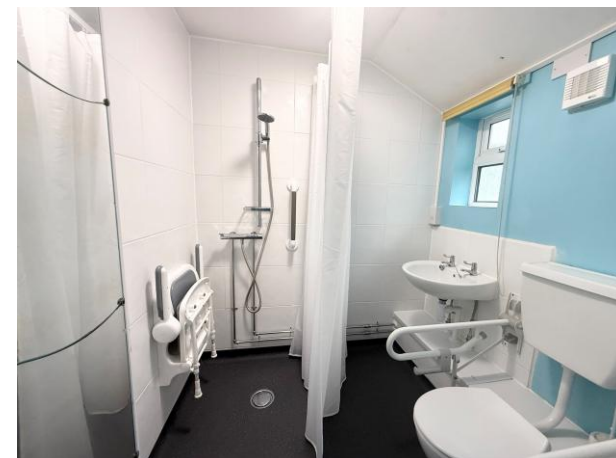
Agents Note:

- We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

- We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

- We ask that you make enquiries through government websites relating to long term flood risks





To view this property please contact Connells on

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83-83A George Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318643



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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