



Connells

Blundell Road
Luton



Property Description

Connells Leagrave introduce this charming three-bedroom mid-terraced traditional bay-fronted home, ideally positioned on the ever-popular Limbury area. Blundell Road comprises an entrance hall, lounge, dining room, kitchen area. on the upper floor contains three bedrooms and family bathroom. Externally the property benefits from off-street parking for two cars. And a large stretching rear garden with a mixture of patio and laid to lawn areas.

Blundell Road is well regarded for its excellent transport links and proximity to highly sought-after schools, local shops, Luton & Dunstable Hospital, and the M1 motorway, offering both convenience and community appeal.

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

Double glazed bay window to front aspect. Gas fire place. Television point. wooden flooring. Dado rail. Coved and textured ceiling. Radiator.

Dining Room

Double glazed patio sliding doors to rear aspect. Wooden flooring. Television point. Coved and textured ceiling. Radiator.

Kitchen

Double glazed door and window to rear aspect. A range of wall and base units with work surfaces over incorporating a sink and basin unit. Gas hob with fan oven and extractor over. Gas and electric points. Space for a fridge/freezer. Plumbing for a washing machine. Textured ceiling. Carpet.

First Floor Landing

Loft hatch.

Bedroom One

Double glazed bay window to front aspect. Television point. Wooden flooring. Textured ceiling. Fitted shoe cupboard. Radiator.

Bedroom Two

Double glazed window to rear aspect. Wooden flooring. Textured ceiling. Radiator.

Bedroom Three

Double glazed window to rear aspect. Dado rail. Wooden flooring. Textured ceiling. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps, separate shower, wash hand basin and low level wc. Tiled walls. Wooden flooring. Radiator.

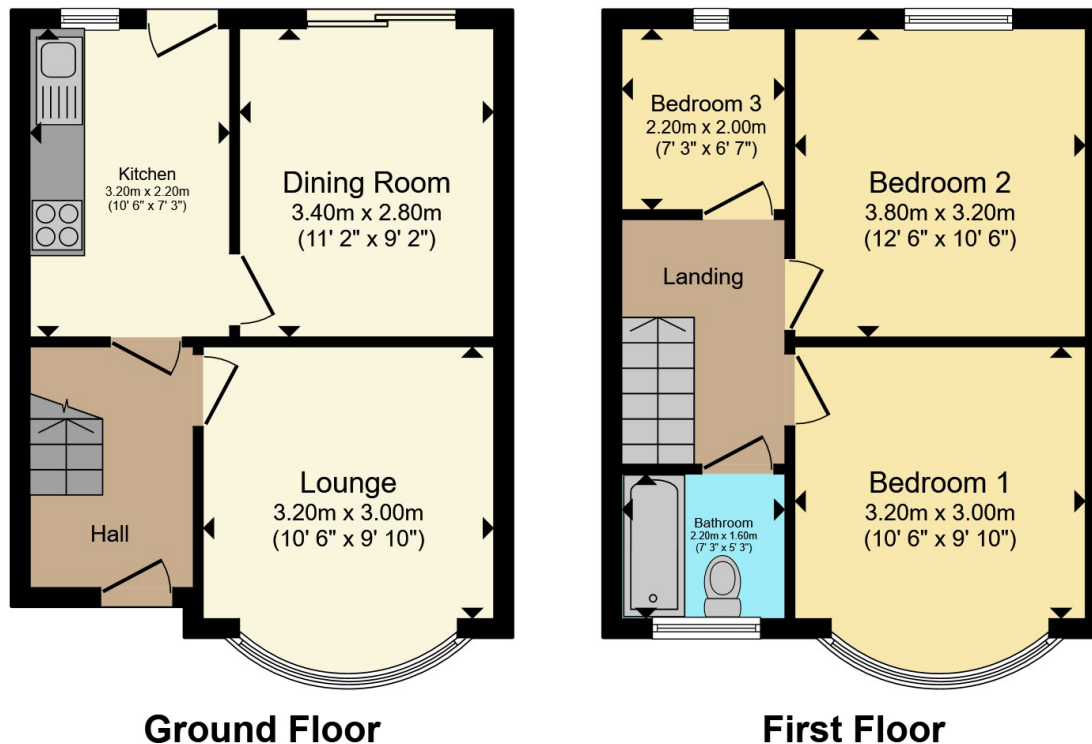
Front Garden

Driveway providing off road parking for approximately two vehicles.

Rear Garden

Laid to lawn approximately 100ft with a patio area. Flower/shrub and panel fence borders, side gate, two brick built outhouses. Wooden Shed. Enclosed by fence.





Total floor area 67.9 m² (731 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

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR309521

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR309521 - 0010

