



**Connells**

Larkspur Gardens  
Luton



### Property Description

Connells Are Pleased To Be Selling This Chain Free Two Bed Mid Terrace House Located In The Popular Larkspur Garden Deployment Within a Short Distance To The Leagrave Train Station. This Property Is A Perfect Choice For Someone Who Is Looking For There First Home Or A Great Investment Opportunity.

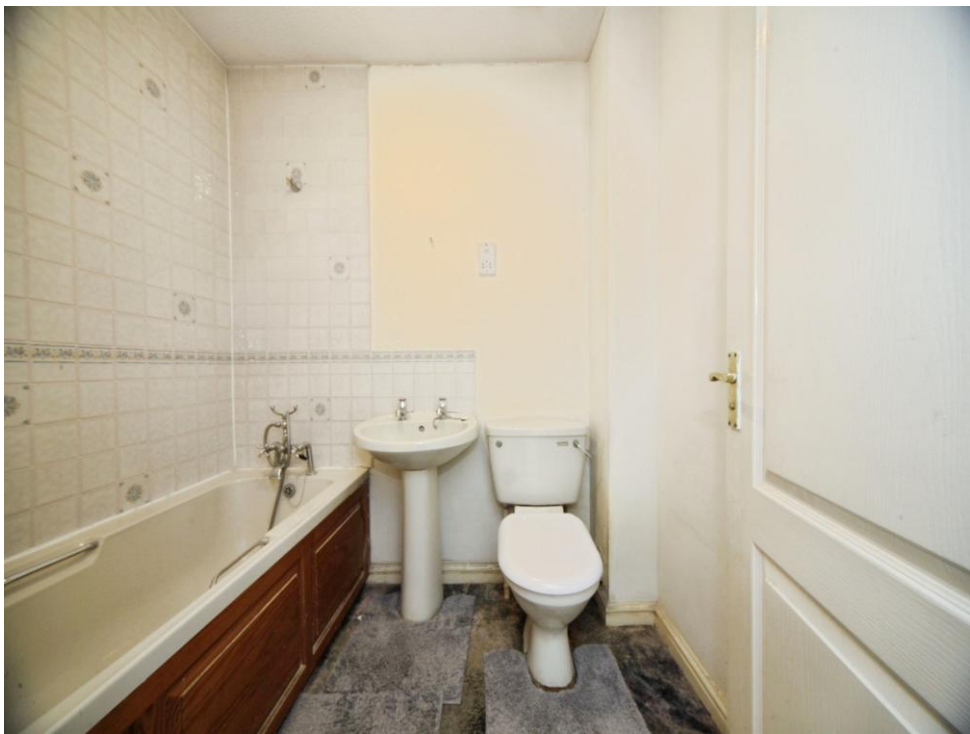
The Property Benefits From Having An Entrance Hall, Lounge, Kitchen / Diner.  
To The First Floor You Have Two Bedrooms With A Family Bathroom.

Externally A low Maintenance Rear Garden With Off Street Parking To The Front.

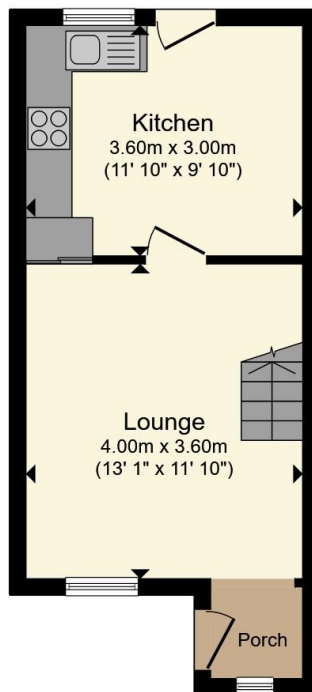
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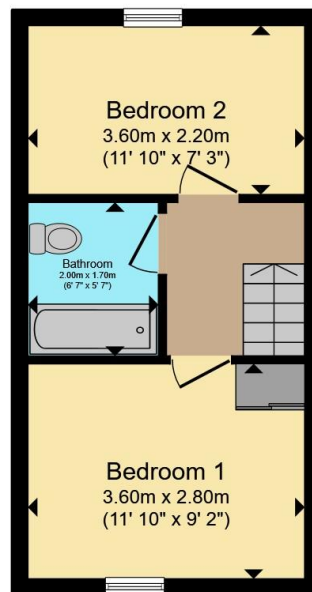








**Ground Floor**



**First Floor**

Total floor area 53.4 m<sup>2</sup> (575 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT318224](http://connells.co.uk/Property/LUT318224)**



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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