



**Connells**

Bideford Gardens  
Luton



# Bideford Gardens Luton LU3 1UE

for sale  
**£290,000**



## Property Description

Built in 2018, this two double bedroom end of terrace freehold house makes the ideal first time purchase. Having been lovingly cared for by its current owner and tucked away at the end of a cul-de-sac in the poplar LU3 area of Luton, within close proximity of popular schools and amenities.

Briefly comprises open plan lounge/diner and kitchen/breakfast room downstairs.

Upstairs are two double bedrooms and bathroom located off the landing.

The rear has decking and is laid mostly to lawn, there is a gate leading to the front.

The front is lawned with pathway to front door.

The cul-de-sac is situated off Austin Road allowing access to poplar amenities while being located off the beaten track.

Local shops include; Tesco Express, Riddy Lane Shops and Marks and Spencer's BP.

Local schools include; William Austin Infant School, William Austin Junior School and Icknield High School.

Luton Mainline Railway Station and Leagrave Station are both within 1.5 miles of the residence. There are an array of bus's in the area.

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## Lounge

16' 7" x 11' 9" ( 5.05m x 3.58m )

Double glazed door to front aspect. Double glazed bay window to front aspect. Laminate flooring. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

## Kitchen/Diner

12' 1" x 9' 7" ( 3.68m x 2.92m )

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Breakfast area. Integrated electric hob with electric oven and fan over. Integrated fridge/freezer. Plumbing for a washing machine. Combi boiler. Laminate flooring.

## First Floor Landing

Carpet.

## Bedroom One

11' 9" x 9' 9" ( 3.58m x 2.97m )

Double glazed window to rear aspect. Radiator.

## Bedroom Two

12' 3" x 10' 2" ( 3.73m x 3.10m )

Double glazed window to front aspect. Radiator. Loft access with insulation and boarding. Spot lights.

## Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower attachment over. wash hand basin and low level wc. Extractor fan. Heated towel rail. Part tiled walls. Tiled flooring.

## Front Garden

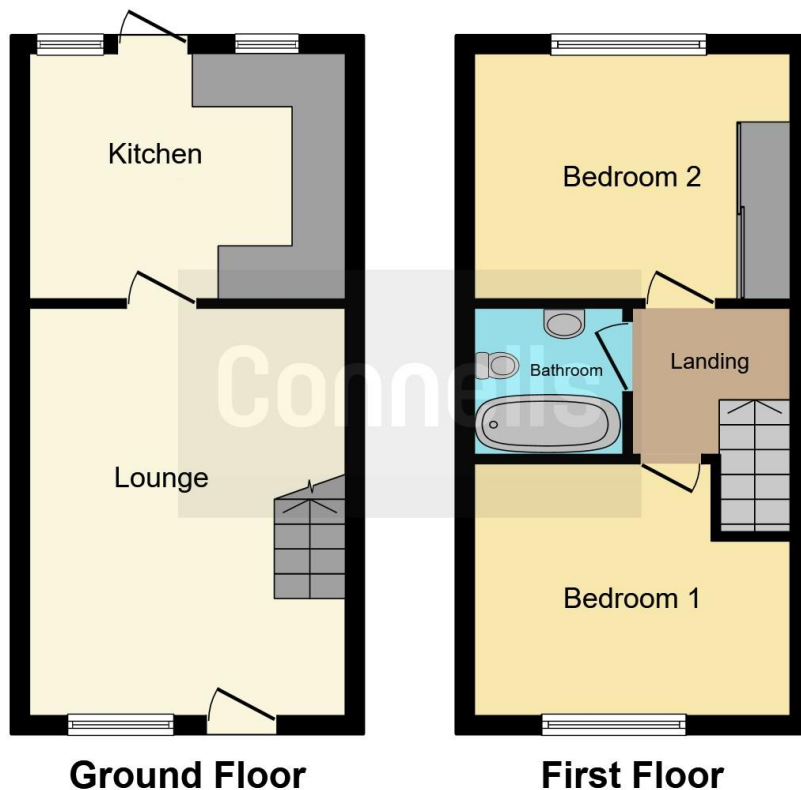
Lawn area with pathway.

## Rear Garden

Laid to lawn with a decking area. Shrubs. Shed. Gate to front aspect.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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1A Riddy Lane  
 LUTON LU3 2AD

EPC Rating: C    Council Tax  
 Band: B

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Tenure: Freehold



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