



Dordans Road
Luton LU4 9BP

for sale offers in excess of
£270,000



Property Description

Connells Leagrave present a CHAIN FREE two bedroom semi detached property located within walking distance to Leagrave train station. The property briefly comprises an entrance hall, lounge, open plan lounge/diner, conservatory and cloakroom. The upper floor contains two bedrooms and bathroom suite. Externally the property benefits from a sizeable rear garden mixing of patio and laid to lawn areas with a brick built outbuilding.

Dordans Road is situated in a prime location for anyone looking to commute to London as Dordans Road is within walking distance to Leagrave mainline train station. The property is also located closely to Marsh Road for all local amenity needs. Local Schools are also within close proximity. Dordans Road is a perfect first time purchase or investment opportunity, Call Connells Leagrave today to arrange your viewing appointment!

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.

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level wc and wash hand basin. Plumbing for a washing machine and dryer.

Lounge

12' 6" x 11' 2" (3.81m x 3.40m)

Double glazed window to front aspect. Television point. Radiator.

Kitchen/Diner

17' 3" x 12' 2" (5.26m x 3.71m)

Double glazed door and window to rear aspect. Fitted kitchen comprising a range of wall and base units comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Television point. Gas hob with electric oven and cooker hood over. Plumbing for a dishwasher.

Conservatory

12' 2" x 8' 8" (3.71m x 2.64m)

Brick built base. Double glazed windows to rear and side aspects. Double glazed patio doors to rear aspect.

First Floor Landing

Loft access.

Bedroom One

17' 2" max x 10' 2" (5.23m max x 3.10m)

Double glazed window to front aspect. Built in cupboard. Fitted wardrobes. Television point. Radiator.

Bedroom Two

12' 2" x 9' 9" (3.71m x 2.97m)

Double glazed window to rear aspect. Fitted wardrobes. Built in cupboard. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled.

Front Garden

Steps leading to front door.

Rear Garden

Laid to lawn with a patio area.

Garage

Up and over door.









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

To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312488



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.

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Property Ref: LGR312488 - 0004