



Connells

Wycliffe Close
Luton



Property Description

This two bedroom end of terrace house is situated on a corner plot, offering a much larger than average garden. Located at the end of a cul-de-sac in the popular Icknield catchment, in need of modernisation, but with a newly refitted bathroom, this makes the ideal first time purchase. It is also being offered to the market chain-free!

Briefly comprises of hallway, lounge and kitchen downstairs.

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

The front is laid mostly to lawn with shrubs and trees.

The rear garden stretches across nearly double the length of the house and is laid mostly to lawn with shrubs and trees. There is a gate to the front.

Leagrave Railway Station is just over a mile from the residence as well as Luton mainline Railway station being around 2 miles. The Thameslink line running from both stations can have you in St Pancras in as little as 24 minutes.

Local shops include Co-op, Riddy Lane Stores and Morrisons. A little further you will find Aldi, Marks & Spencer's and then Sainsbury's supermarket.

Local schools include Icknield Primary and High as well as William Austin infant and junior.

Barnfield College is in close proximity as is Luton Sixth Form College.

Call now to view!



Entrance Hall

Double glazed frosted door and two windows to front aspect. Stairs leading to first floor. Laminate flooring. Radiator.

Lounge

Double glazed windows to front and rear aspects. Laminate flooring. Two radiators.

Kitchen

Double glazed window to rear aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Part tiled. Plumbing for a washing machine. Space for a fridge/freezer. five ring gas hob and electric oven. Pantry.

First Floor Landing

Double glazed frosted window to side aspect. Loft access. Laminate flooring.

Bedroom One

Two double glazed windows to front aspect. Over stairs storage cupboard. Laminate flooring. Radiator.

Bedroom Two

Double glazed window to rear aspect. Airing cupboard housing boiler. Laminate flooring. Radiator.

Bathroom

Double glazed frosted windows to rear and side aspects. Suite comprising bath with shower over, wash hand basin and low level wc. Heated towel rail. Extractor fan. Fully tiled.

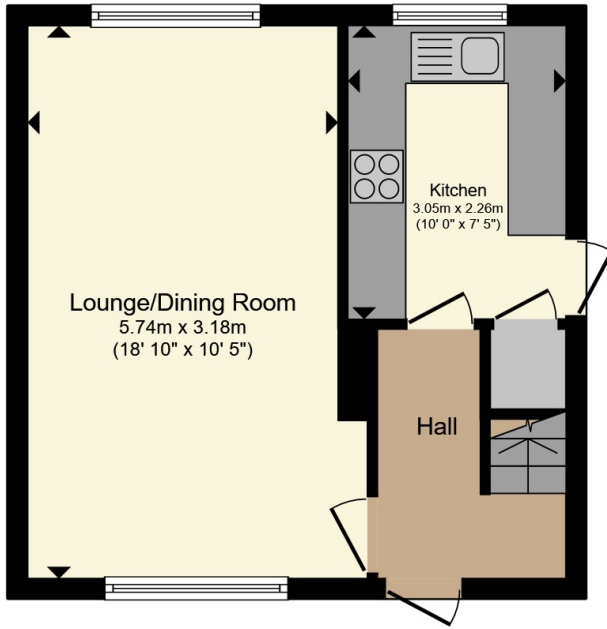
Front Garden

Laid to lawn with a path leading to front door. Shrubs and trees.

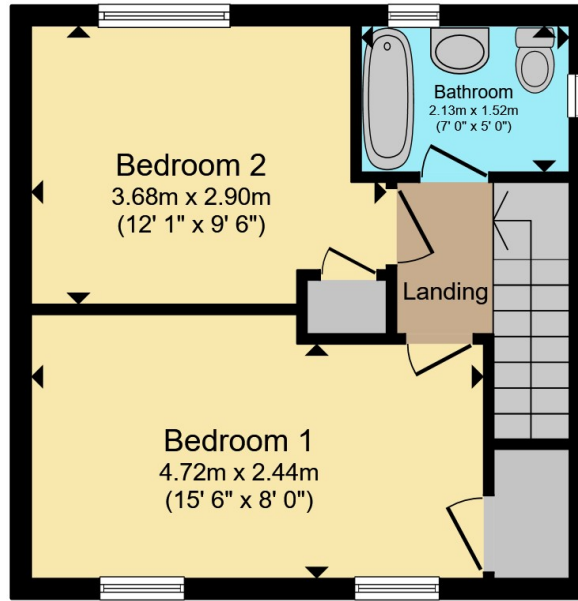
Rear Garden

Laid to lawn. Shrubs and trees. Two brick storage cupboards. Gate to front aspect.





Ground Floor



First Floor



Total floor area 64.0 m² (689 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



To view this property please contact Connells on

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1A Riddy Lane
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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/LUN103929

Tenure: Freehold



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