

for sale

£300,000 Freehold



Julius Gardens Luton LU3 3SQ

Connells Leagrave present an immaculate condition three bedroom property located in the private location of Julius Gardens. The property briefly comprises an entrance porch, lounge/diner, fitted kitchen area. The upper floor contains three bedrooms and family bathroom.



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Property Details

Lounge 14' x 8' 8" (4.27m x 2.64m)

Double glazed window to front aspect. Radiator.

Dining Room 11' 1" x 6' 10" (3.38m x 2.08m)

Double glazed window to rear aspect. Radiator.

Kitchen 9' 5" x 8' 10" (2.87m x 2.69m)

Double glazed door and window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Induction hob with fan oven and extractor over. Radiator.

Bedroom One 12' 1" x 7' 7" (3.68m x 2.31m)

Double glazed window to front aspect. Radiator.

Bedroom Two 10' x 8' 9" (3.05m x 2.67m)

Double glazed window to rear aspect. Radiator.

Bedroom Three 8' 11" x 8' 4" max (2.72m x 2.54m max)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Walk in shower, bath, low level wc and wash hand basin.

Front Garden

Laid to lawn.

Rear Garden

Paved patio with lawn area. Access to garage.

Garage

Single garage.





To view this property please contact Connells on

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LUTON LU3 2QQ

Property Ref: LGR311960 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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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