



Kent Road, Luton, Bedfordshire. LU1 1TJ

| Satchells



3 Bedroom Terraced House

Guide Price £320,000 Freehold

A large three bedroom family home that, whilst in need of modernisation, benefits from a recently installed gas boiler and newly installed double glazing throughout.

The accommodation comprises entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs are three generous bedrooms and a bathroom. Externally is a large rear garden and off road parking to the front. CHAIN FREE.

- Large terraced home
- Modernisation required
- Recently installed boiler
- Newly installed double glazing
- Two reception rooms
- Three bedrooms
- Large rear garden
- Off road parking
- Chain free
- EPC rating C. Council tax band B

Ground Floor:**Front Door:**

Double glazed composite front door.

Entrance Hall:

Stairs to first floor. Radiator.

Lounge:

Abt. 12' 4" x 11' 0" (3.76m x 3.35m) Double glazed bay window to front. Feature fireplace with mounted gas fire. Radiator. Carpet as fitted. Arch to dining room.

Dining Room:

Abt. 11' 0" x 10' 11" (3.35m x 3.33m) Double glazed window to rear. Radiator. Under stairs storage cupboard. Carpet as fitted.

Kitchen:

Abt. 11' 0" x 6' 8" (3.35m x 2.03m) A range of eye and base level units with roll top work surfaces. Single drainer stainless steel sink unit. Gas cooker point. Plumbing for automatic washing machine. Fully tiled walls. Double glazed door and window to rear garden.

First Floor:**Landing:**

Loft access. Carpet as fitted.

Bedroom One:

Abt. 12' 2" x 11' 0" (3.71m x 3.35m) Double glazed window to front. Ornate cast iron fireplace. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 11' 0" x 8' 10" (3.35m x 2.69m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 8' 9" x 8' 0" (2.67m x 2.44m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

Suite comprising panelled bath, pedestal wash hand basin and low level WC. Fully tiled walls. Double glazed window to front. Radiator.

Outside:**Front Garden:**

Off road parking.

Rear Garden:

A long rear garden mainly laid to lawn with a patio area. Large pre-cast shed. Attached storage area housing the gas boiler.

Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

Anti-Money Laundering:

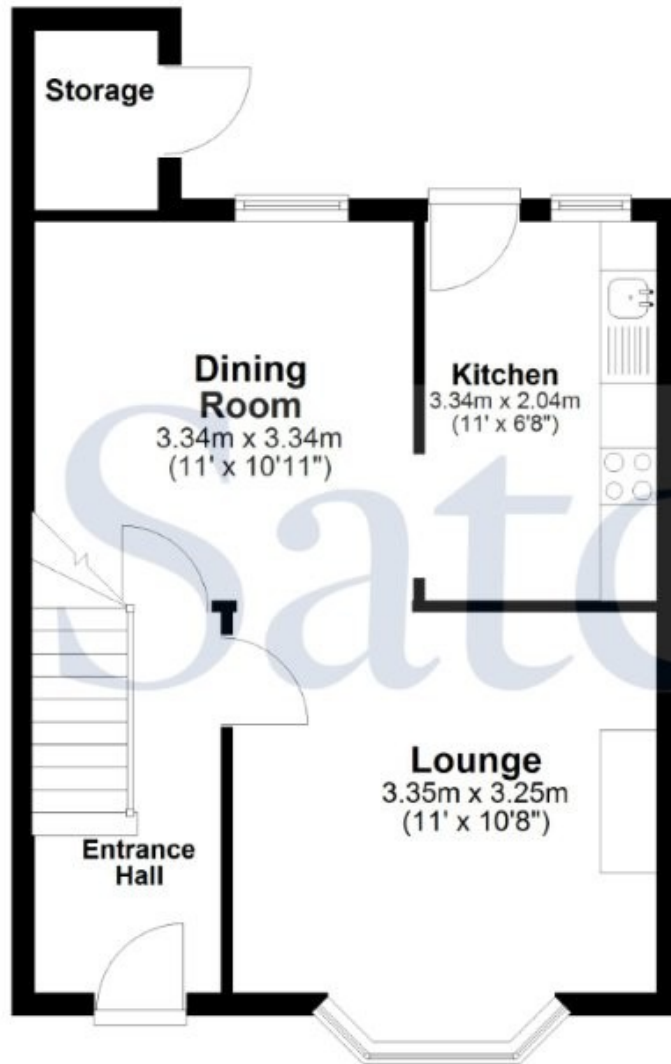
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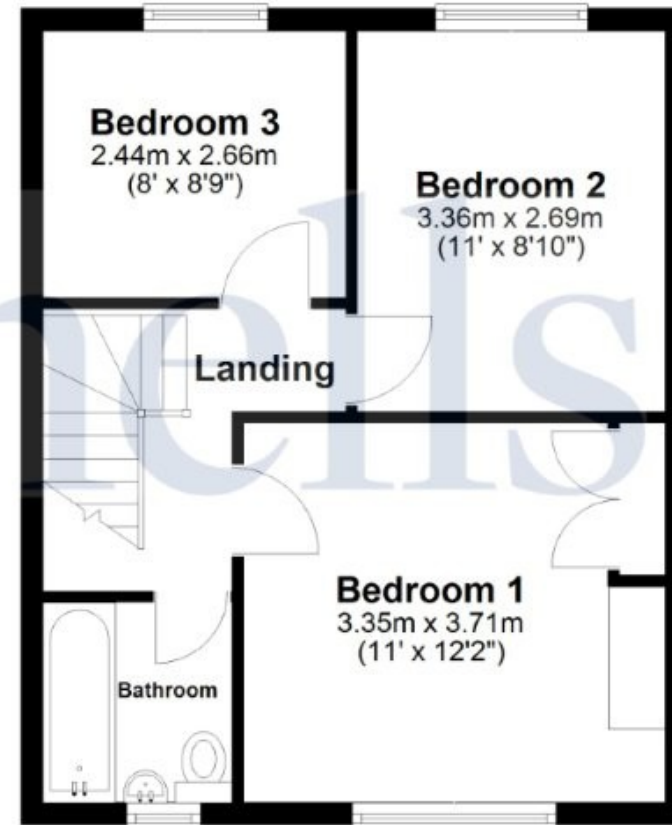
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Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.