



Seymour Road

Luton,
Bedfordshire, LU1 3NL
Offers Over £250,000

COUNTRY PROPERTIES
PART OF HUNTERS

Conveniently located for transport links by road, rail and air, this traditional semi detached home features a great sized rear garden extending to 107' (approx.) in length and offers potential to extend the existing property or add a garden office (subject to necessary consent). The well presented accommodation features a lovely dual aspect living/dining room with feature fireplace and fitted kitchen whilst, to the first floor, there are two generous double bedrooms, a useful study/cot room and bathroom. Great for commuters, the M1 (Junction 10) is within 2 miles and Luton Parkway rail station is approx. 1 mile (or 0.7 miles on foot) with direct trains to London St Pancras from as little as 26 minutes. This popular South Luton location is also well served by local schools and amenities including the town centre shops and University of Luton (within a walking distance of 0.7 miles), whilst Stockwood Park is within just 1 mile. EPC

Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with leaded light effect glazed inserts. Double glazed leaded light effect window to front aspect. Radiator. Stairs to first floor landing with storage space beneath. Wood effect flooring. Part opaque glazed bi-fold door to kitchen. Further door to:

LIVING/DINING ROOM

Dual aspect via double glazed leaded light effect window to front and double glazed leaded light effect French doors and window to rear. Feature fireplace housing living flame effect gas fire. Two radiators. Television point. Wood effect flooring.

KITCHEN

Double glazed leaded light effect window and door to rear aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating sink with swan neck mixer tap. Built-in oven, hob and extractor. Integrated freezer. Space and plumbing for automatic washing machine. Floor and wall tiling.

FIRST FLOOR

LANDING

Double glazed leaded light effect window to side aspect. Doors to all rooms.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Built-in wardrobes. Radiator.

BEDROOM 2

Double glazed leaded light effect window to rear aspect. Feature fireplace. Radiator.

STUDY/COT ROOM

Double glazed leaded light effect window to front aspect. Built-in over stairs storage cupboard housing gas fired boiler. Radiator. Hatch to loft.

BATHROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, low level WC and pedestal wash hand basin. Wall tiling. Radiator.



OUTSIDE

FRONT GARDEN

Gated access to pathway leading to front entrance door. Laid to shingle and hard standing. Outside light. Enclosed by walling. Gated side access to rear garden.

REAR GARDEN

107ft x 24ft approx. (32.61m x 7.32m approx.)
Patio area. Lawn area. A variety of trees, plants and shrubs. Cold water tap. Part enclosed by fencing.

Current Council Tax Band: C.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and drivers licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

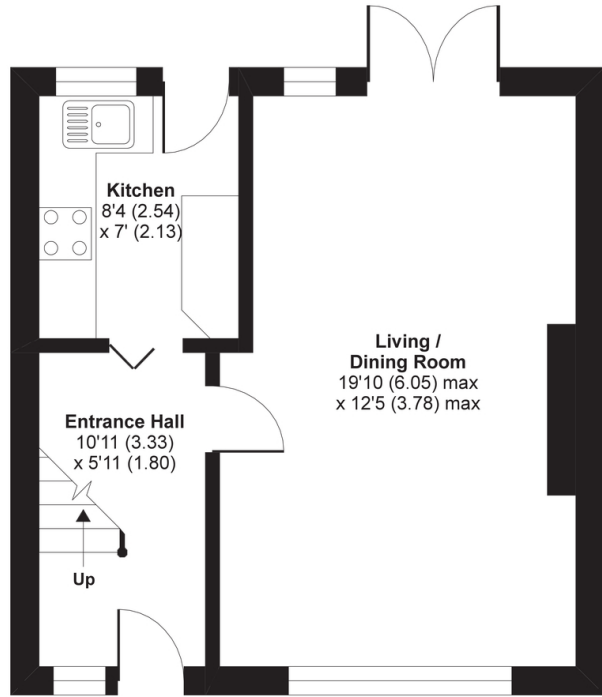
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

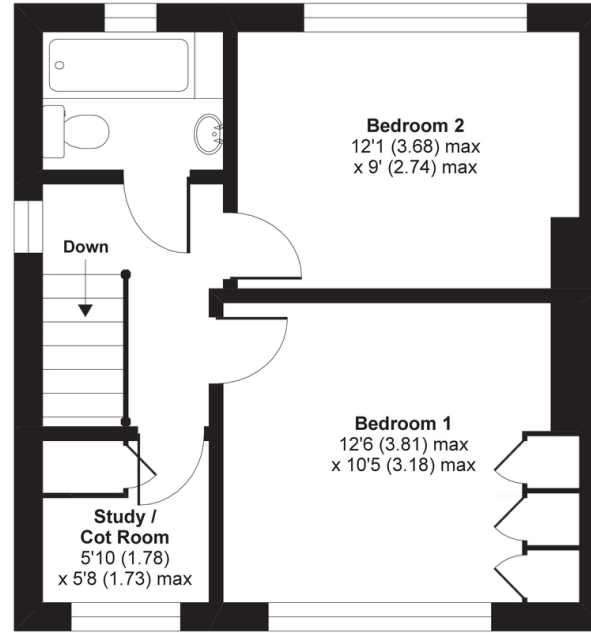
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



APPROX. GROSS INTERNAL FLOOR AREA 752 SQ FT 69.9 SQ METRES



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		81
(69 to 80)	C		
(55 to 68)	D		58
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		77
(55 to 68)	D		
(39 to 54)	E		52
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

