



Hitchin Road, Luton, Bedfordshire. LU2 7SP





3 Bedroom End of Terrace House

Guide Price £300,000 Freehold

Set in the popular Round Green area of Luton is this three bedroom end of terrace 1930's bay fronted home. This home is ideally located and offers access to both Luton town centre and the A505/A6 to Hitchin and Bedford.

Internally the accommodation comprises entrance hall, a good size living room with feature fireplace, dining room with bay window, fitted kitchen and cloakroom to the ground floor. Upstairs are three light and airy bedrooms and the family shower room. Externally there is a large frontage and a rear courtyard garden.



- End terrace home
- Three bedrooms
- Living room with bay window
- Separate dining room
- Fitted kitchen
- Family shower room
- Front and rear gardens
- Close to local amenities
- Must be viewed
- Awaiting EPC. Council tax band B

Ground Floor

Entrance:

Double glazed door to front aspect. Doors to both reception rooms. Large storage cupboard. Wooden flooring.

Living Room:

Abt. 13' 4" x 12' 0" (4.06m x 3.66m) A bright space with feature fireplace and double glazed bay window to the front. Two radiators. Carpet as fitted.

Dining Room:

Abt. 14' 0" x 10' 9" (4.27m x 3.28m) Double glazed bay window to front. Radiator. Wooden flooring.

Kitchen:

Abt. 8' 11" x 8' 9" (2.72m x 2.67m) A range of eye and base level units with space for washing machine, oven and fridge/freezer. Single stainless steel sink with drainer. Tiled splash back. Double glazed window to rear. Double glazed door to rear. Tiled flooring.

Cloakroom:

Low level WC with fully tiled walls. Radiator. Double glazed window to rear. Tiled flooring.

First Floor

Landing:

A bright space with access to airing cupboard. Double glazed window to rear. Carpet as fitted.

Principal Bedroom:

Abt. 12' 11" max x 11' 9" (3.94m x 3.58m) Double glazed bay window to front. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 12' 2" x 9' 0" (3.71m x 2.74m) Built in wardrobes. Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 8' 11" x 8' 11" (2.72m x 2.72m) Built in bedroom furniture. Double glazed window to side and rear. Radiator. Carpet as fitted.

Shower Room:

A three piece suite comprising walk in shower cubicle, low level wc and pedestal hand wash basin with vanity under. Fully tiled walls. Radiator. Double glazed window to front. Vinyl flooring.

Outside

Front Garden:

A large frontage that wraps round the side of the property offering a small lawn area and borders housing shrubs.

Rear Garden:

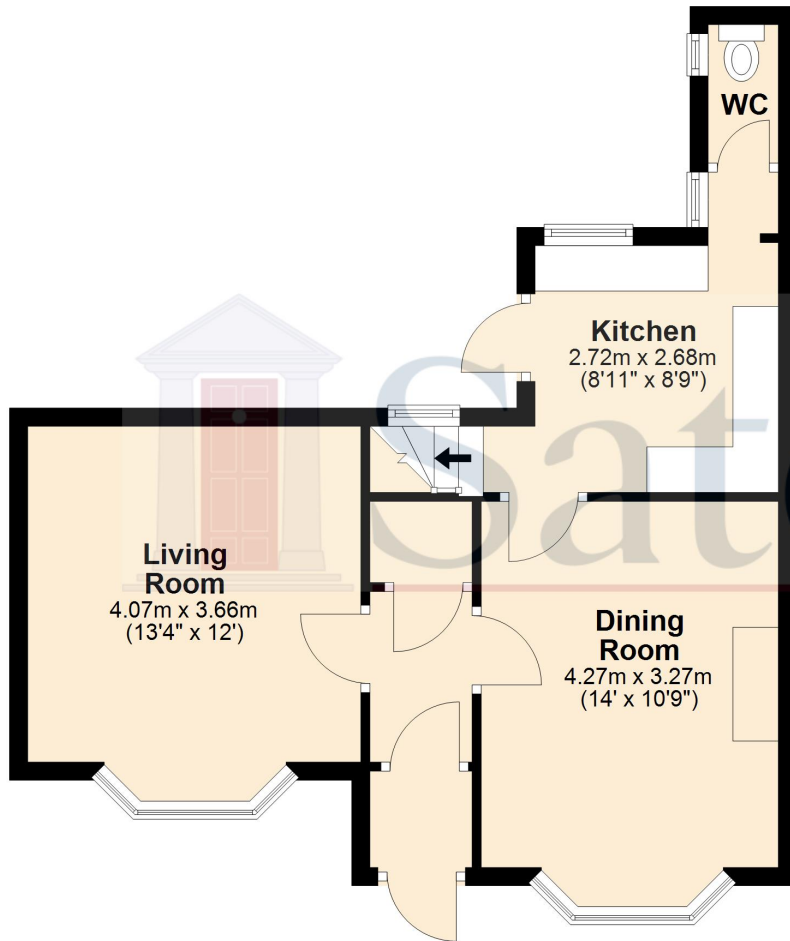
A courtyard garden with space for shed.



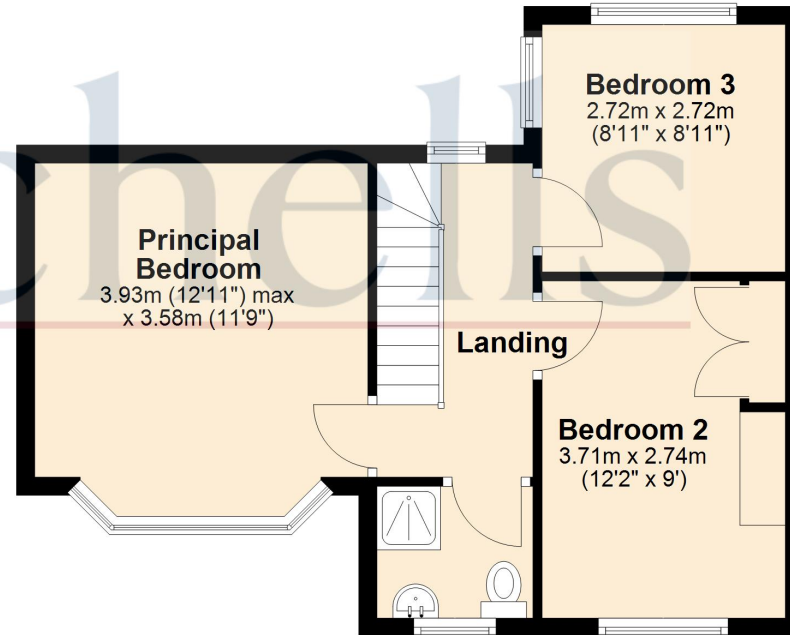


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



Total area: approx. 81.3 sq. metres (874.9 sq. feet)

For illustrative 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.