



Rosedale Close
Luton,
Bedfordshire, LU3 3AP
£290,000

*country
properties*

This extended mid terrace home features two reception areas (living room plus dining room with French doors to rear) and a fitted kitchen. There are three bedrooms on the first floor, along with a family bathroom. The enclosed rear garden is mainly laid to lawn and parking is provided via the block paved frontage, in addition to a garage in block. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed insert. Opaque double glazed window to front aspect. Storage cupboard. Wall mounted fuse box. Wood effect flooring. Multi pane opaque glazed door to:

LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace housing electric fire, extending to create a television display area. Stairs to first floor landing. Open access to:

DINING ROOM

Double glazed French doors to rear aspect. Radiator. Open access to:

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Tiled splashbacks. Space for washing machine, tumble dryer, American style fridge/freezer and range style oven (with extractor over).

FIRST FLOOR

LANDING

Hatch to loft. Built-in over stairs cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. Open wardrobe/storage area.

BEDROOM 2

Double glazed window to front aspect. Radiator.



BEDROOM 3

Double glazed window to front aspect.
Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: P-shaped bath with mixer tap, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail.

OUTSIDE

REAR GARDEN

Laid to lawn with paved pathway leading to garden shed at rear (with part double glazed door, double glazed window, power and light). Outside light. Enclosed by fencing.

GARAGE

Garage situated in block.

OFF ROAD PARKING

Block paved frontage providing off road parking for two vehicles.

Current Council Tax Band: B.

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 driving 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.

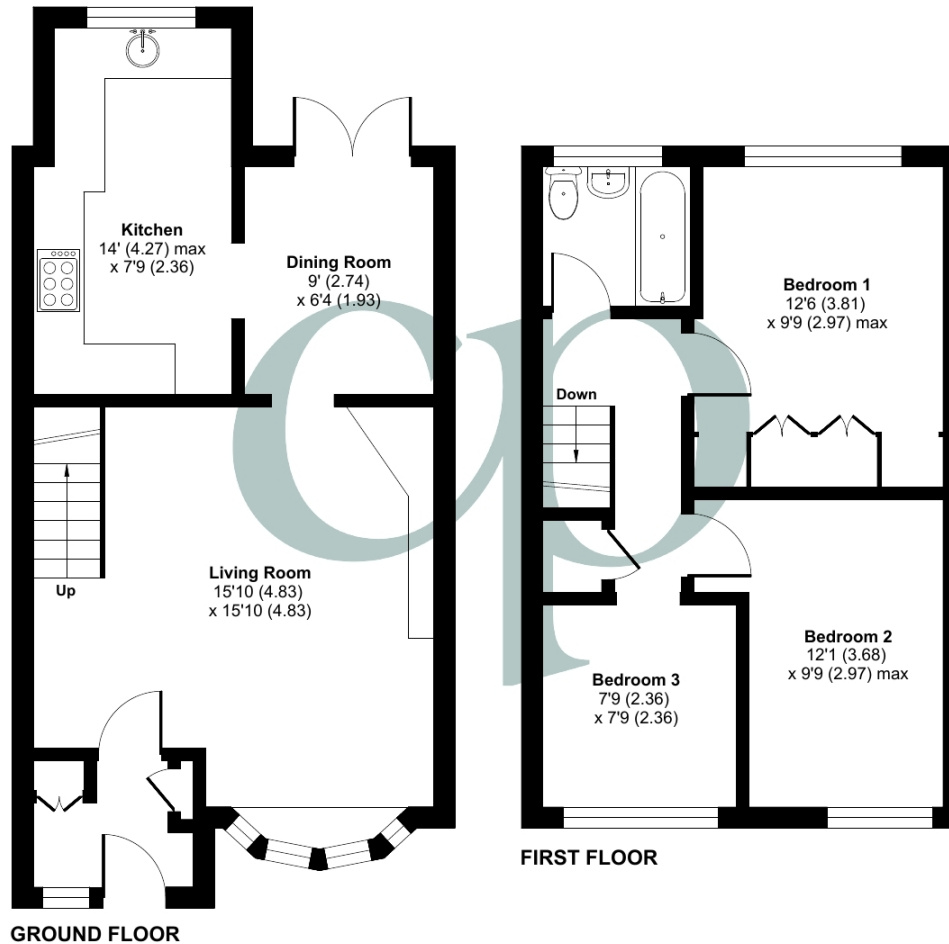
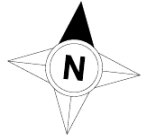
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 869 sq ft / 80.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	84
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1190056

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

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