



Park Street, Luton, Bedfordshire. LU1 3HB

| Satchells



3 Bedroom Semi-Detached House Offers Over £300,000 Freehold

A large three double bedoomed semi-detached family home located on a corner plot on the South side of Luton, within walking distance of the town centre and railway station.

Although this property would benefit from some updating, it offers a great space for the family and comprises entrance hall, two spacious reception rooms, a garden room and kitchen/breakfast room to the ground floor, whilst to the first floor, are three bedrooms and a shower room. Externally are good size gardens, off road parking for two cars and a carport.

- Traditional semi-detached house
- Three double bedrooms
- Two large reception rooms
- Kitchen/breakfast room
- Corner plot gardens
- Off road parking and carport
- South/West facing rear garden
- Walking distance of railway station
- Chain free
- EPC rating E. Council tax band C



Ground Floor

Front Door:

Hardwood front door with fan glazed top pane.

Entrance Hall:

Stairs to first floor with cupboard under. Double glazed window to side. Radiator. Picture rail. Laminate flooring.

Lounge:

Abt. 13' 10" x 11' 9" + Bay (4.22m x 3.58m) Double glazed bay window to front. Feature open fireplace. Radiator. Television point. Coved ceiling. Picture rail. Carpet as fitted.

Dining Room:

Abt. 14' 6" x 11' 10" (4.42m x 3.61m) Double glazed French doors leading to the garden room. Wall mounted gas fire. Radiator. Coved ceiling. Picture rail. Carpet as fitted.

Garden Room:

Abt. 12' 5" x 5' 3" (3.78m x 1.60m) Double glazed sliding doors to rear garden. Light. Laminate flooring.

Kitchen/Breakfast Room:

Abt. 16' 2" x 7' 9" (4.93m x 2.36m) A well appointed kitchen/breakfast room comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Built in four ring gas hob, electric oven, and extractor hood. Plumbing for automatic washing machine and dish washer. Space for fridge freezer. Tiled splash back area. Radiator. Dual aspect double glazed windows to side and rear. Tiled flooring.

First Floor

Landing:

Window to side. Loft access. Cupboard housing gas boiler.

Bedroom One:

Abt. 13' 10" x 11' 11" + Bay (4.22m x 3.63m) Double glazed bay window to front. Radiator. Picture rail. Carpet as fitted.

Bedroom Two:

Abt. 13' 11" x 10' 11" (4.24m x 3.33m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 10' 9" x 8' 1" (3.28m x 2.46m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising a shower cubicle with electric shower, vanity unit with inset wash hand basin and low level WC. Heated towel rail. Double glazed window to front. Vinyl tiled flooring.

Outside**Front Garden:**

A walled frontage with a wrought iron gate giving access to a pathway leading to the front door. A variety of shrubs and bushes.

Rear Garden:

A corner plot garden with paved patio area, raised beds and an established lawn. Parking area accessed via double gates to the side with a carport for one car. Outside tap.

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering:

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





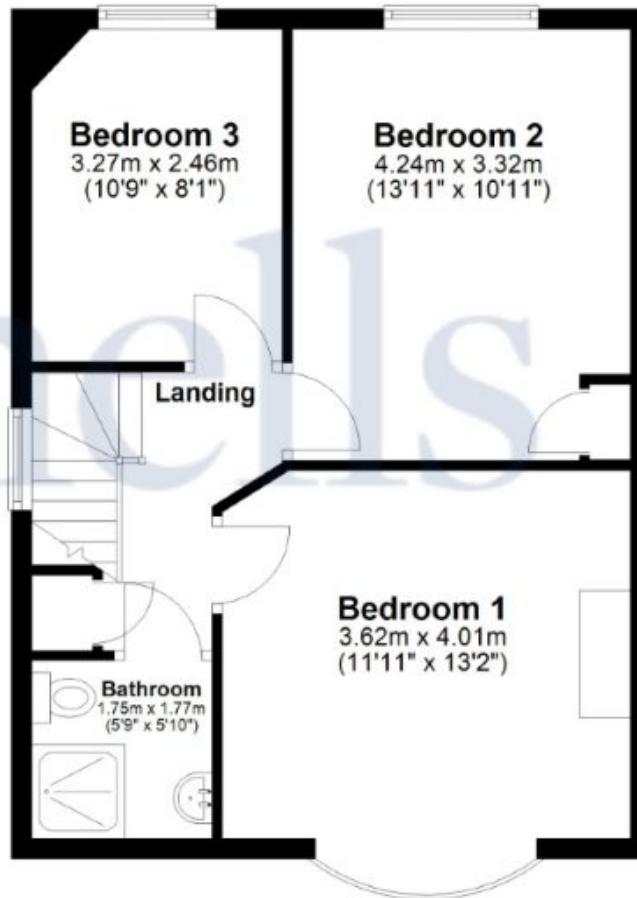
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

Satchells

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.
Plan produced using PlanUp.

Satchells

47b High Street, Hitchin, SG5 4LD
T: 01462 733730
E: stotfold@satchells.co.uk
W: www.satchells.com

Satchells