

Connells

Morgan Close
Luton

Morgan Close
Luton LU4 9GL

for sale
£315,000







Property Description

Connells Leagrave are delighted to present this well-presented three-bedroom mid-terrace family home, situated in the highly sought-after area of Morgan Close.

The property briefly comprises an entrance porch, downstairs WC, spacious lounge, and a kitchen/dining area. To the first floor, there are three bedrooms and a family bathroom suite.

Externally, the property benefits from a low-maintenance front garden with decorative stone finish, a generous rear garden, and two allocated parking spaces located to the rear of the property.

Ideally positioned less than a ten-minute walk from Leagrave Train Station, Morgan Close offers excellent transport links for commuters. The property is also conveniently located close to the popular Challney High School for Boys and Challney High School for Girls, making it an ideal choice for families.

Early viewing is highly recommended. To arrange an appointment, contact Connells Leagrave on 01582 595 127.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double glazed door to front aspect.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Radiator.

Lounge

Double glazed window to front aspect. Radiator.

Kitchen

Double glazed window to rear aspect. Double glazed patio doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Space for a fridge/freezer. Gas hob with fan over. Radiator.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bathroom

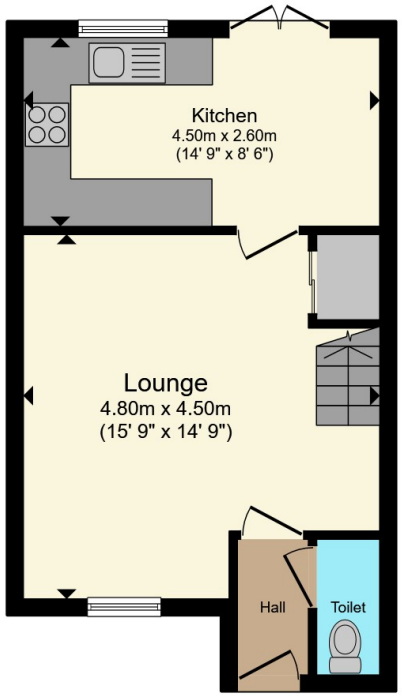
Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Radiator.

Rear Garden

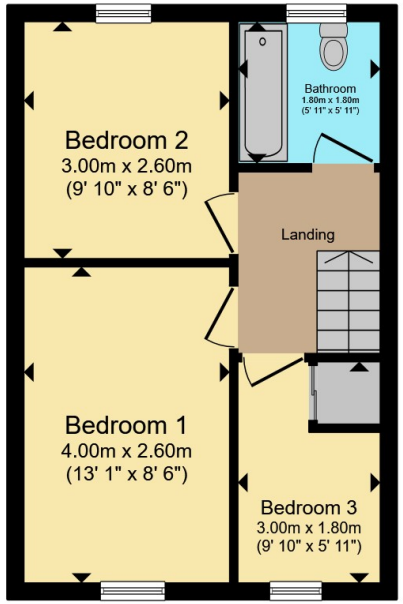
Laid to lawn with a patio area.







Ground Floor



First Floor





Total floor area 65.6 m² (706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: Awaited

Council Tax Band: C

view this property online connells.co.uk/Property/LGR312371

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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