

Connells

High Town Road
Luton

High Town Road
Luton LU2 0DN

for sale offers over
£200,000







Property Description

Guide Price of £210000-£220000

Situated in a central location close to Luton town centre and the mainline railway station, this well-presented two-bedroom end-of-terrace property is ideal for first-time buyers, investors and commuters alike.

The accommodation comprises a spacious open-plan lounge/dining room, fitted kitchen, family bathroom and two well-proportioned bedrooms.

Outside, the property benefits from a secluded private rear garden, perfect for outdoor dining, entertaining and summer BBQs, with side access to the street and on-street permit parking.

Further benefits include owned solar panels generating an income of approximately £500 per annum.

Conveniently positioned within walking distance of a wide range of shopping, leisure and dining facilities, as well as excellent transport links into London and beyond.

This is a fantastic opportunity not to be missed.

Early viewing is highly recommended.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.

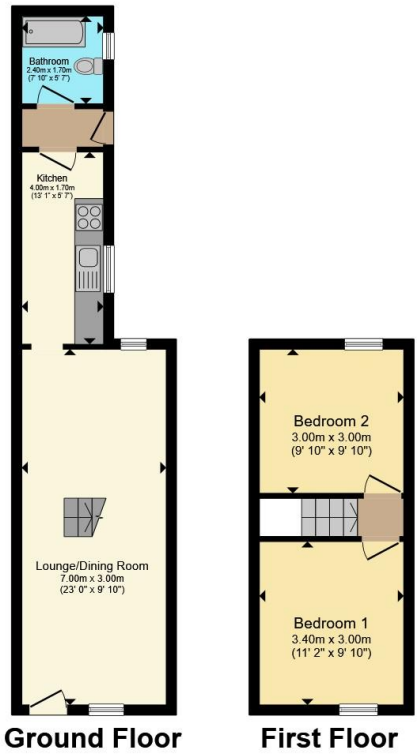












Total floor area 56.2 m² (605 sq.ft.) approx

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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E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: E

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318400

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.