

Connells

Nichols Close
Luton

Nichols Close
Luton LU2 9BN

for sale offers in excess of
£290,000







Property Description

Ideally suited to first-time buyers and investors alike, this well-presented two double bedroom semi-detached home offers well-proportioned accommodation throughout. The ground floor features a bright and spacious lounge/diner, providing an ideal space for both relaxing and entertaining, alongside a fitted kitchen. To the first floor are two double bedrooms and a four piece bathroom. Externally, the property benefits from a private rear garden, perfect for outdoor enjoyment.

Nichols Close is situated within a popular residential area of Luton, offering excellent convenience for everyday living. A range of local shops, supermarkets, schools, and leisure facilities are all within easy reach, while Luton town centre provides a wider selection of retail and dining options. Commuters benefit from excellent transport links, including nearby train stations with direct routes into London, easy access to Junction 11 of the M1 motorway, and London Luton Airport. The area also enjoys access to nearby parks and green spaces, making it a desirable location for both families and professionals alike.

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.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the

vendor of this property is an Employee of the Connells Group of companies.







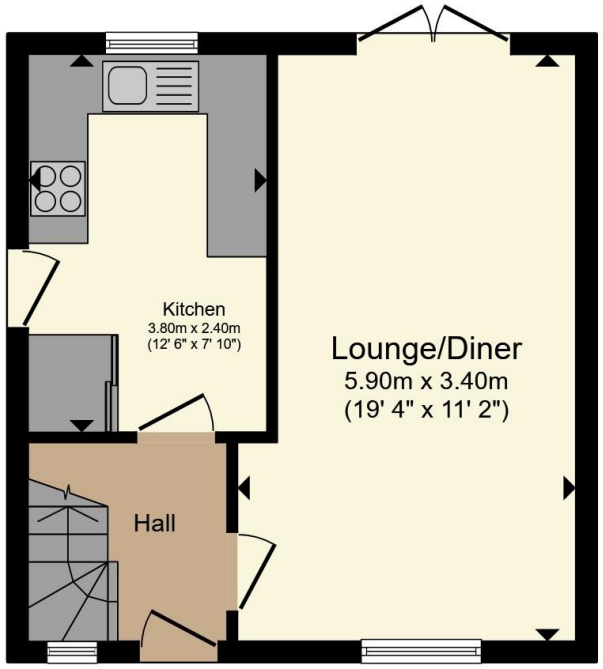




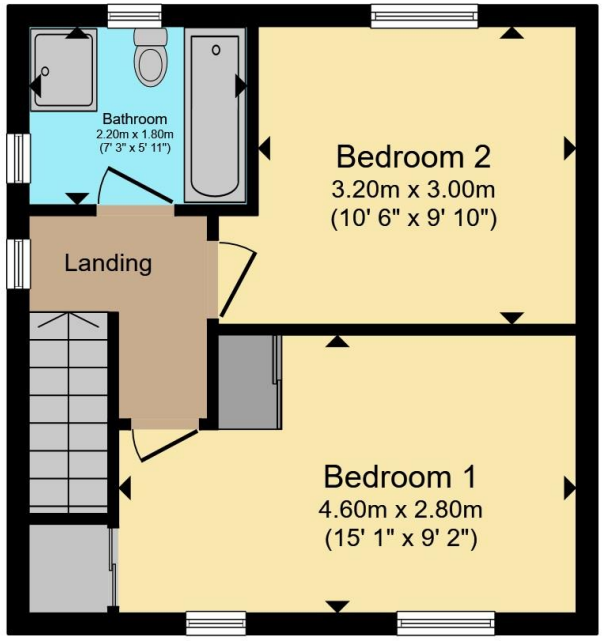








Ground Floor



First Floor

Total floor area 64.9 m² (699 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STP308682

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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