

Connells

Avenue Grimaldi
Luton

Avenue Grimaldi
Luton LU3 1TJ

for sale guide price
£350,000







Property Description

GUIDE PRICE £350.000-£375.000

Very Well Presented Three-Bedroom Family Home | Avenue Grimaldi, LU3

Located in the sought-after Avenue Grimaldi area of LU3, Luton, this very well-presented three-bedroom family home offers spacious and comfortable accommodation, ideal for first-time buyers and growing families alike.

The property benefits from off-road parking and comprises an entrance hall, a bright and welcoming lounge, and a fitted kitchen/breakfast room, providing an excellent space for both everyday family living and entertaining.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property boasts a good-sized rear garden, perfect for relaxing, outdoor dining, and children's play.

Conveniently situated close to well-regarded schools, local shops, and a range of everyday amenities, the property also enjoys excellent transport links, making it ideal for commuters.

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.







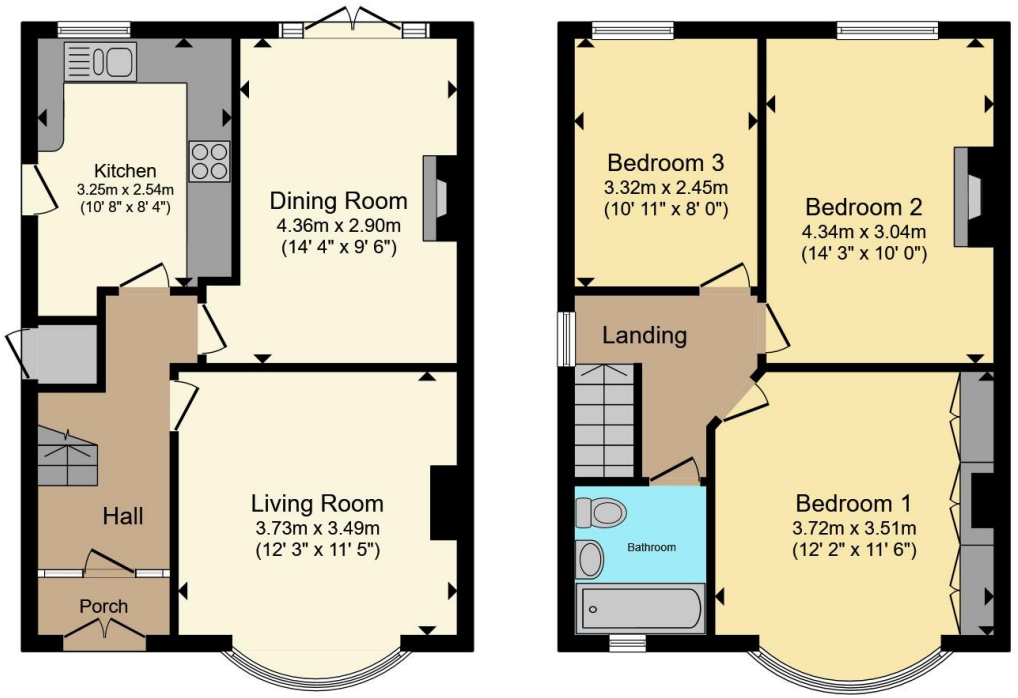












Ground Floor **First Floor**

Total floor area 91.2 m² (981 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

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318641

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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