



Connells

Simpson Close
Leagrave Luton

Simpson Close Leagrave Luton LU4 9TP

for sale
£290,000



Property Description

Connells Leagrave bring to the market a two bedroom semi detached property in great condition throughout. Simpson Close comprises an entrance hall, kitchen, spacious lounge & diner. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from 2 car driveway and a generously sized rear garden. Internal viewings are advised - Call Connells Leagrave to arrange your appointment now!

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 Hall

Radiator.

Lounge

Double glazed sliding patio doors leading to rear aspect. Television and telephone points. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Gas hob with gas oven. Plumbing for a washing machine.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

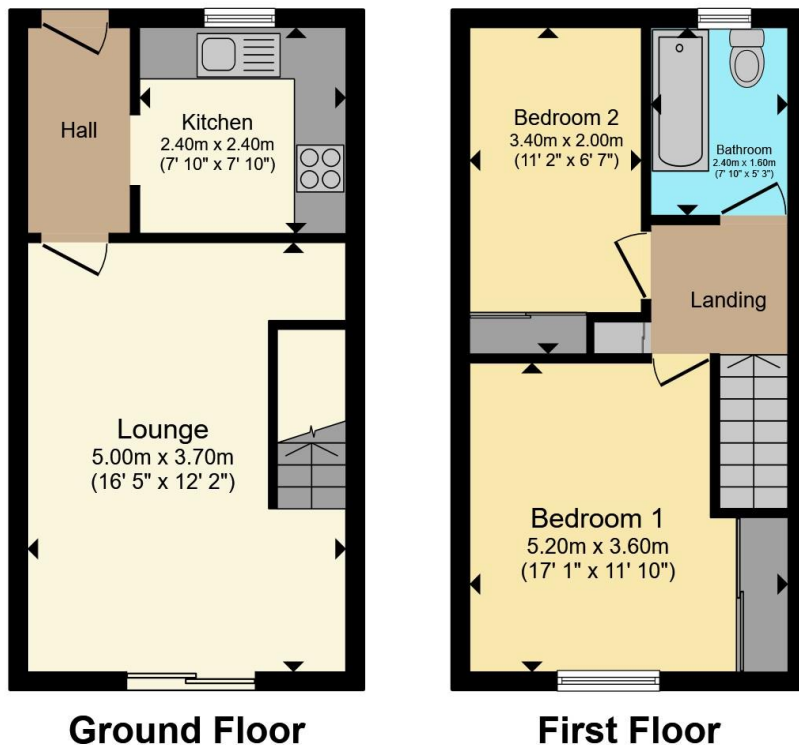
Bathroom

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

Rear Garden

Laid to lawn with a patio area. Gated side access.





Total floor area 55.5 m² (597 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
 LUTON LU3 2QQ

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312540

Tenure: Freehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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