

for sale

£290,000 Freehold



Gardenia Avenue Luton LU3 2NT

*** Three Bedroom in Icknield Catchment

This three bedroom property situated in the popular Icknield catchment area of Luton is a must see. This property benefits off road parking with close links to motorway and train station. Call today to arrange a

viewing.
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Property Details

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Kitchen 12' 8" x 9' 1" (3.86m x 2.77m)

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. Space for a cooker. Space for a fridge/freezer. Plumbing for a washing machine. Part tiled. Radiator.

Lounge 14' 11" x 12' 2" max (4.55m x 3.71m max)

Feature fireplace. Radiator. Door leading to conservatory.

Conservatory 13' 6" x 6' (4.11m x 1.83m)

UPVC construction. Door leading to garden.

First Floor Landing

Stairs leading from entrance hall. Loft access.

Bedroom One 12' 11" into bay x 9' (3.94m into bay x 2.74m)

Double glazed window to front aspect. Radiator.

Bedroom Two 12' 1" x 8' 11" max (3.68m x 2.72m max)

Double glazed window to rear aspect. Radiator.

Bedroom Three 12' 2" x 8' 5" max (3.71m x 2.57m max)

Double glazed window to rear aspect. Fitted wardrobe. Radiator.

Bathroom

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

Front Garden

Off road parking for one vehicle.

Rear Garden

Laid to lawn with a patio area.





To view this property please contact Connells on

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LUTON LU3 2QQ

Tenure: Freehold

EPC Rating: D

Property Ref: LGR309133 - 0002

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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