

Dunstable Office:

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HOUSEHOLD
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Residential Sales • Property Management • Lettings

Rossfold Road, Luton, Bedfordshire, LU3 3HH

£290,000 Freehold



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Front

Entrance Porch

Entrance Hall

Living Room

11'1" x 12'5" (3.38m x 3.79m)

Dining Room

11'11" x 12'5" (3.63m x 3.79m)

Kitchen

8'7" x 8'3" (2.61m x 2.51m)

Conservatory

16'7" x 5'7" (5.08m x 1.72m)

First Floor Landing

Bedroom 1

12'5" x 12'4" (3.78m x 3.76m)

Bedroom 2

10'7" x 12'4" (3.23m x 3.76m)

Bedroom 3

9'5" x 8'0" (2.88m x 2.43m)

Bathroom

Separate WC

Rear Garden

Garage and Driveway

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

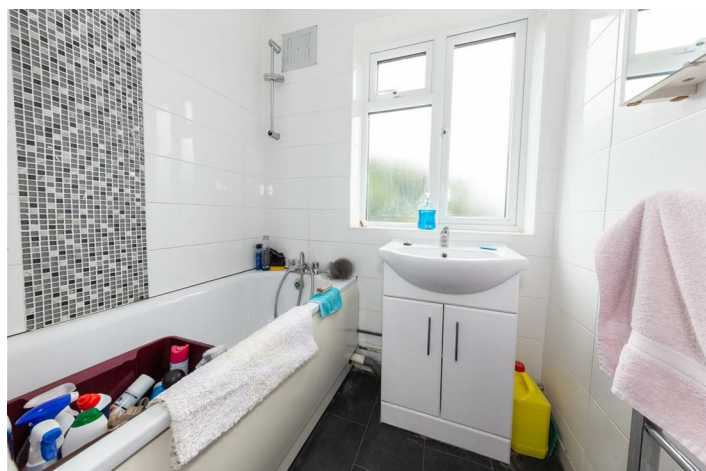
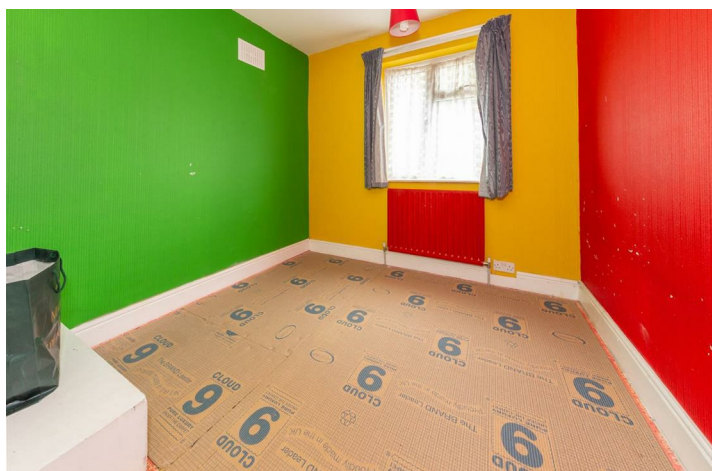
Offered for sale with NO UPPER CHAIN, this well proportioned property **REQUIRES MODERNISATION** throughout yet sits on a **GENEROUS PLOT** and offers plenty of **POTENTIAL TO EXTEND AND IMPROVE (STPP)**. Located in the popular **SUNDON PARK** area of Luton with **EXCELLENT COMMUTING LINKS** nearby.

Household Estate Agents are delighted to offer this mature semi-detached home which could make the **PERFECT FAMILY HOME** once modernised and extended, the current property offers nearly 1000 sq.ft of living accommodation already. The property further benefits from a **DETACHED GARAGE** to the side and a **DRIVEWAY FOR THREE VEHICLES**.

The accommodation comprises entrance porch, entrance hall, living room, dining room, kitchen, conservatory, first-floor landing, three bedrooms and bathroom with separate WC. The garden to the rear is laid mainly to lawn and is a generous size.

Rossfold Road is just a short drive from J11a and J11 of the M1 Motorway as well as nearby to **LEAGRAVE HIGH STREET TRAIN STATION**. This is an ideal home for an array of prospective purchasers with families in particular due to the exemplary schooling within the area such as Parklea Primary and Lealands High School.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE YOUR VIEWING TODAY!



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Road Map



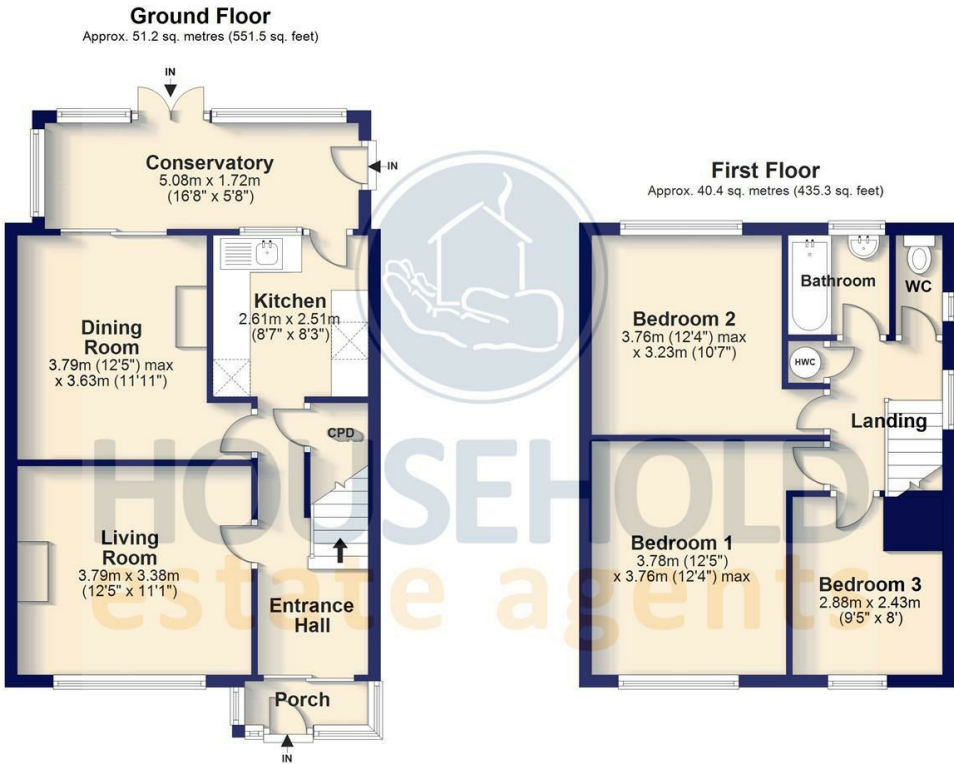
Hybrid Map



Terrain Map



Floor Plan



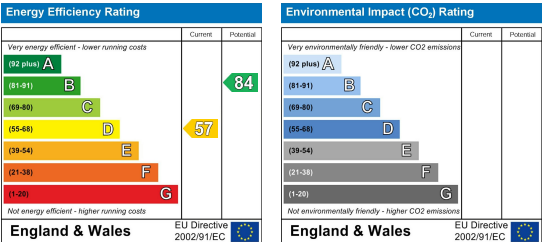
Total area: approx. 91.7 sq. metres (986.8 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents Ltd will not be held liable or responsible for any error, omission, mis-statement or use of any data shown on the final floorplan.
Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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