

for sale

£180,000



## Coulson Court Dallow Road Luton LU1 1XQ

\*\*\*NO UPPER CHAIN\*\*\*\*

Located just off the ever-popular Dallow Road, this two bedroom ground floor maisonette offers convenient access to a wide range of local amenities, making it a fantastic option for first-time buyers or those seeking a practical, low-maintenance home

# Coulson Court Dallow Road Luton LU1 1XQ

## Entrance

## Lounge

15' 1" x 10' 2" ( 4.60m x 3.10m )

Double glazed window to rear. Radiator. Telephone and TV point.

## Kitchen

12' 2" x 10' 7" ( 3.71m x 3.23m )

Fitted with wall and base units. Stainless steel sink/drainer. Work surfaces. Electric oven. Gas hob. Plumbing and space for appliances. Double glazed window to rear.

## Bedroom One

10' 1" x 10' 8" ( 3.07m x 3.25m )

Double glazed window to front. Radiator.

## Bedroom Two

8' 5" x 7' 6" ( 2.57m x 2.29m )

Double glazed window to front. Radiator.

## Bathroom

Fitted with low level WC. Vanity unit. Shower cubicle. Radiator. Extractor fan. Fully tiled.

## Outside

## Front Garden

## Rear Garden









To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

Property Ref: LUT317984 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1395.06

**[view this property online connells.co.uk/Property/LUT317984](https://www.connells.co.uk/Property/LUT317984)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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