

for sale

offers in excess of **£300,000**



Canberra Gardens Luton LU3 2EU

This two bedroom semi-detached bungalow is located in a cul-de-sac in the popular Ickniel catchment. Benefits include; two double bedrooms, garage, driveway and potential to extend (stpp).



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Entrance Hall

Double glazed frosted door to side aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom One

Double glazed window to front aspect. Radiator.

Shower Room

Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled.

Extractor fan. Heated towel rail.

Lounge

Double glazed window to rear aspect. Double glazed patio doors to rear aspect. Built in storage cupboard housing combi boiler. Electric fire place. Radiator.

Kitchen/Diner

Double glazed window to rear aspect. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated gas hob with oven and fan over. Plumbing for a washing machine. Space for a fridge. Part tiled.



Front Garden

Driveway for up to two vehicles. Lawn area with shrubs and trees.

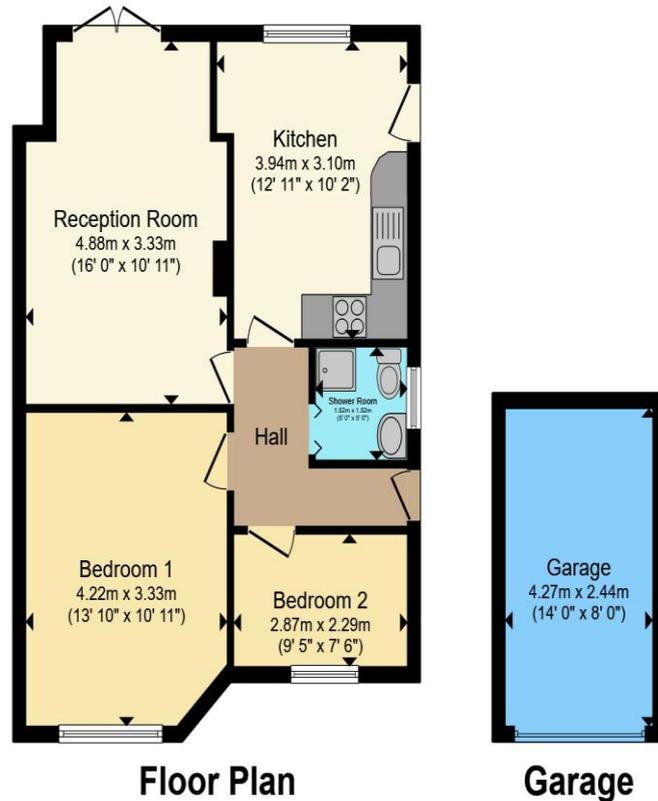
Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Shed. Gate to front aspect.

Garage

Single garage with power and light supply. Door to front aspect. Window to side aspect.





Total floor area 64.9 m² (699 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



To view this property please contact Connells on

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 LUTON LU3 2AD

Property Ref: LUN103870 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/LUN103870



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