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Thrales Close, Luton, Bedfordshire

**£215,000 Freehold**



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The Property Experts with the Personal Touch

# Thrales Close, Luton, Bedfordshire

**£215,000**



## Front

The front of the property faces out to open fields with a family friendly park just a short walk away. The property is accessed via wooden fence and gate with path to front door surrounded by lawn area and mature shrub borders.

## Entrance Hall

PVC front door. Fitted carpet. uPVC double glazed windows to front and rear aspect. Radiator. PVC door to rear garden. Stairs rising to the first floor landing. Doors to:

## Cloakroom

Low level wc. Wash hand basin. uPVC double glazed window to front aspect.

## Living Room

16'1" x 12'8" (4.90m x 3.87m)  
Fitted carpet. Door to cupboard housing the boiler. Radiator. uPVC double glazed window to front aspect. Double glazed patio sliding doors to rear garden.

## Dining Area

7'10" x 9'5" (2.39m x 2.88m)  
Laminate wood effect flooring. uPVC double glazed window to rear aspect. Open doorway to:

## Kitchen

7'11" x 9'5" (2.41m x 2.88m)  
Fitted range of base and eye level units with one and a half sink and draining board unit built-into worktops over. Spaces for cooker, washing machine, fridge/freezer and dishwasher. Vinyl flooring. uPVC double glazed window to front aspect. Door to entrance hall.

## First Floor Landing

Fitted carpet. Door to airing cupboard. Door to storage cupboard. uPVC double glazed window to front aspect. Doors to:

## Bedroom 1

15'11" x 8'11" (4.86m x 2.71m)  
Fitted carpet. Two built-in double wardrobes. uPVC double glazed window to rear aspect. Radiator.

## Bedroom 2

9'7" x 9'8" (2.93m x 2.95m)  
Fitted carpet. Radiator. uPVC double glazed window to rear aspect. Door to built-in wardrobe over stairs.

## Bedroom 3

9'9" x 6'10" (2.98m x 2.09m)  
Fitted carpet. Radiator. uPVC double glazed window to rear aspect.

## Family Bathroom

Fitted three-piece suite including bath, low-level wc and wash hand basin. Fitted carpet. uPVC double glazed window to front aspect.

## Rear Garden

The rear garden benefits from a patio area and path surrounded by a lawn area enclosed by mature shrub, plants and tree borders. Door to garage. Shed. Gated access to the rear to parking space.

## Garage and Parking

The garage can be found to the rear of the property with a driveway in front providing parking for one vehicle as well as communal parking in the vicinity.

address: 15b High Street North  
Dunstable, Beds LU6 1HX  
telephone: 01582 477 077  
email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)  
website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

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

## The Property Experts with the Personal Touch

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Offering near 930 SQ.FT of living space, this is a SPACIOUS, FAMILY HOME, located in BRAMINGHAM with EASY ACCESS to the M1!

We are delighted to market this THREE GOOD SIZE BEDROOMED home which benefits from NO UPPER CHAIN, a GARAGE and PARKING. The property is located in NORTH LUTON which is just a short drive from LEAGRAVE TRAIN STATION. In need of modernisation, the property has been PRICED TO SELL and is a FANTASTIC HOME for an array of buyers. To the front of the property, are open fields with a FAMILY FRIENDLY PARK just a short walk away.

The accommodation comprises entrance hall, cloakroom, living room, dining area, kitchen, first floor landing, three bedrooms and family bathroom. There are front and rear gardens which are mainly laid to lawn with mature shrub borders.

The property further benefits from uPVC double glazing throughout and gas central heating. There are local amenities and a superstore just a short drive from the property and benefits from BRAMINGHAM PRIMARY SCHOOL and LEA MANOR SECONDARY SCHOOL in the area.



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Road Map



Hybrid Map



Terrain Map



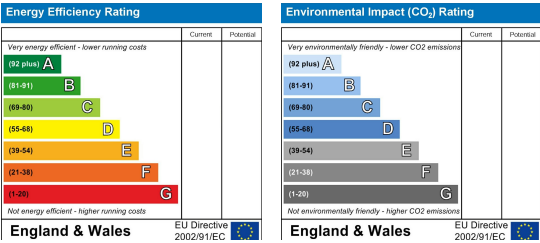
Floor Plan



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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