

Morgan Close, Luton, LU4 9GN

£320,000



WILLIAMS ARE PLEASED TO OFFER FOR SALE THIS RECENTLY REDECORATED THREE BEDROOM END TERRACED HOUSE SITUATED IN THE POPULAR LEAGRAVE AREA WITHIN EASY REACH OF MAINLINE RAILWAY STATION AND M1 MOTORWAY. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, GATED DRIVEWAY AND GARAGE.

Morgan Close

HALLWAY

STORAGE CUPBOARD, RADIATOR, LAMINATED FLOORING, STAIRWAY TO FIRST FLOOR.

CLOAKROOM

UPVC DOUBLE GLAZED WINDOW TO FRONT, W.C., WASH HAND BASIN SET IN VANITY UNIT, RADIATOR.

KITCHEN

12' x 6'2 (3.66m x 1.88m)



UPVC DOUBLE GLAZED WINDOW TO FRONT, INSET SINGLE DRAINER SINK UNIT WITH MIXER TAPS, FLOOR AND WALL UNITS WITH LAMINATED WORK TOPS, BUILT IN GAS HOB AND ELECTRIC OVEN, COOKER EXTRACTOR HOOD, PLUMBED FOR WASHING MACHINE, RADIATOR.

LOUNGE

15' x 12'10 (4.57m x 3.91m)



UPVC DOUBLE GLAZED CASEMENT DOORS AND WINDOWS TO REAR, FEATURE FIREPLACE, LARGE CUPBOARD UNDER STAIRS, RADIATOR.

FRONT BEDROOM

12'10 x 10' 3 (3.91m x 3.05m 0.91m)



UPVC DOUBLE GLAZED WINDOW TO FRONT, RADIATOR, CARPET.

BACK BEDROOM

12'10 x 10'5 (3.91m x 3.18m)



UPVC DOUBLE GLAZED WINDOW TO REAR, RADIATOR, CARPET.

BATHROOM



UPVC DOUBLE GLAZED WINDOW TO SIDE,

Morgan Close

PANELLED BATH WITH MIXER TAPS AND SHOWER ATTACHMENT, WASH HAND BASIN SET IN VANITY UNIT, W.C, RADIATOR.

LANDING

STAIRWAY TO SECOND FLOOR.

MASTER BEDROOM

12'6 x 12'9 narrowing to 9'3 (3.81m x 3.89m narrowing to 2.82m)



UPVC DOUBLE GLAZED DORMER WINDOW TO FRONT AND WINDOW TO SIDE, RADIATOR, CARPET. DRESS ROOM.

DRESS ROOM

9'8 x 3'11 (2.95m x 1.19m)



BUILT IN SHELVES AND VANITY WORK TOP, AIRING CUPBOARD HOUSING HOT WATER TANK, RADIATOR.

SHOWER ROOM



VELUX WINDOW TO REAR, SHOWER CUBICLE (SHOWER RUNS FROM THE MAIN HOT WATER SUPPLY) WASH HAND BASIN SET IN VANITY UNIT, W.C, RADIATOR.

FRONT GARDEN

OPEN PLAN LAWN.

REAR GARDEN



ENCLOSED BY FENCING, SMALL PAVED AREA, LAWN, CONIFERS, SIDE ACCESS.

GARAGE

GATED DRIVEWAY TO GARAGE, UP AND OVER DOOR, ACCESS FROM GARAGE TO REAR GARDEN.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	75	75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The agent has not tested any apparatus, fixtures and fittings or services so can not verify that they are in working order or fit for the purpose. It is in the buyers interest to check the working condition of any appliances.

No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations 2003 - intending purchasers will be asked to produce identification documents at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.