

Marsh Road, Luton, LU3 2QF

£1,000



WILLIAMS ARE PLEASED TO OFFER FOR RENT THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE LEAGRAVES AREA OF LUTON. CLOSE TO LOCAL AMENITIES AND LEAGRAVE RAILWAY STATION. BENEFITS FROM DOUBLE GLAZING GAS CENTRAL HEATING AND GARAGE. AVAILABLE IMMEDIATELY.

Marsh Road

HALL AND STAIRS TO LANDING.

U.P.V.C. DOUBLE GLAZED FRONT DOOR..FITTED CARPET.DOUBLE RADIATOR.

LOUNGE

12'5" x 11'3" (3.78 x 3.43)



U.P.V.C. DOUBLE GLAZED WINDOW MTO FRONT. FITTED CARPET. DOUBLE RADIATOR. UNDERSTAIR CUPBOARD.

KITCHEN/DINING ROOM.

14'8" x 10'8" (4.47 x 3.25)



U.P.V.C. DOUBLE GLAZED WINDOWS TO REAR. U.P.V.C. DOUBLE GLAZED DOOR TO REAR.DOUBLE RADIATOR. RANGE OF FLOOR AND WALL UNITS WITH WORK TOPS, WHITE INSET SINK WITH MIXER TAPS. BUILT IN OVEN, HOB AND EXTRACTOR HOOD. ELECTRIC COOKER POINT. LINO FLOOR COVERING. PLUMBED FOR AUTOMATIC WASHING MACHINE. WALL MOUNTED "MAIN COMBI ECO".

LANDING

U.P.V.C. DOUBLE GLAZED WINDOW TO SIDE ASPECT. FITTED CARPET. HATCH TO LOFT. AIRING CUPBOARD.

BEDROOM.1.

12'9" x 8'4" (3.89 x 2.54)



U.P.V.C. DOUBLE GLAZED WINDOW TO FRONT. RADIATOR. FITTED CARPET. BUILT IN WARDROBES.

BEDROOM.2.

8'4" x 8'4" (2.54 x 2.54)

U.P.V.C. DOUBLE GLAZED WINDOW TO REAR. RADIATOR. FITTED CARPET. BUILT IN WARDROBES.

BEDROOM.3.

7'3" x 6'3" (2.21 x 1.91)

U.P.V.C. DOUBLE GLAZED WINDOW TO FRONT. RADIATOR. FITTED CARPET. BUILT IN CUPBOARD TO RECESSED AREA OF DOORWAY.

BATHROOM.

U.P.V.C. DOUBLE GLAZED WINDOW TO REAR. PEACH COLOURED SUITE CONSISTING OF PANELLED BATH WITH OVER HEAD SHOWER, LOW LEVEL W.C; WASH HAND BASIN.PART TILED WALLS. LINO FLOORING.

ATTACHED GARAGE.

UP AND OVER DOOR.

FRONT GARDEN.

STREET LINE WALL. DRIVE TO GARAGE. SIDE GATE TO REAR.

REAR GARDEN.

Marsh Road



PATIO AREA. DOOR TO GARAGE. GATE TO FRONT.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(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.