



YOUR MOVE

— Jameson Owen —

PRICE:

£84,950

Ref no: 527/575/988

**YOUR MOVE,
17 Wellington Street,
Luton, LU1 2QH**

To make an
appointment to view:

Call:

01582 420111

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Come In:

To your nearest branch

Beechwood Road, Luton



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Beechwood Road, Luton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DESCRIPTION

Your Move Jameson Owen are pleased to offer for sale this re-furbished one double bedroom ground floor maisonette. The property in our opinion is well presented and the accommodation briefly comprises: entrance hall, re-fitted corner bathroom suite, re-fitted kitchen with built in oven, hob and extractor, inner hall, 14ft lounge with french doors opening onto rear garden and a 12ft bay fronted double bedroom. The property also benefits from gas to radiator heating, double glazing (w.s) and a private rear garden with patio and lawn. Internal viewing is essential and strictly by appointment.

LOCATION

Beechwood Road is located in the Leagrave area and within walking distance of Leagrave train station and served locally by a range of shops and schools.

ENTRANCE

Multiple glazed door leading to:

ENTRANCE HALL

Ceramic tiled floor, single panel radiator, doors leading to:

BATHROOM/WC

Re-fitted corner suite comprising: corner panelled bath with shower over, pedestal wash hand basin, close coupled w.c, part ceramic tiled walls, vanity unit, ceramic tiled floor, frosted double glazed window to rear elevation.

KITCHEN

Modern re-fitted kitchen fitted with a matching range of base and eye level units providing round edge work surfaces, stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor over, space for washing machine and fridge/freezer, ceramic tiled floor and splash backs, wall mounted gas combination boiler, double glazed window to side elevation, door to:

INNER HALL

Wooden laminate flooring, under stairs storage cupboard, single panel radiator, doors leading to:

LOUNGE

4.47m x 3.15m (14'8" x 10'4")

Wooden laminate flooring, single panel radiator, coving to ceiling, french style multi panel glazed doors opening onto rear garden.

BEDROOM

Bay fronted room with fitted carpet, single panel radiator, coving to ceiling, double glazed bay window to front elevation.

OUTSIDE

GARDEN

Paved patio area leading to lawned garden with raised flower beds, timber garden shed, enclosed by fencing.

CLAUSES:

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

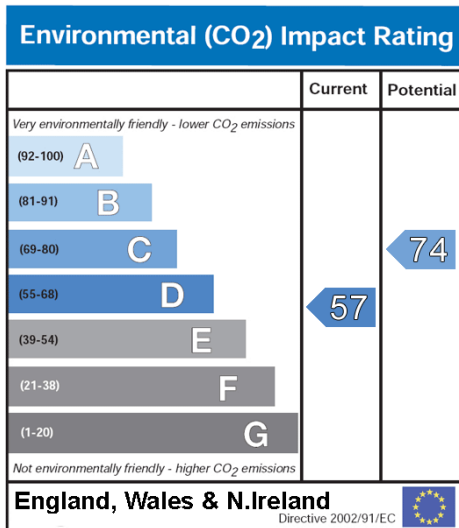
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

LEASE CLAUSE:

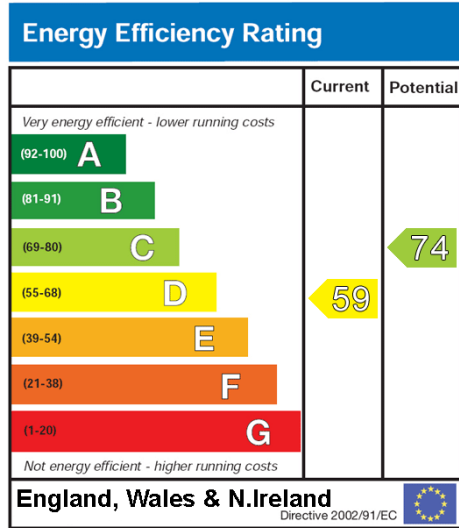
Lease, ground rent and maintenance details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

LASER TAPE CLAUSE:

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OFFICE OPENING HOURS:

mon to fri 9.00am - 6.00pm
 sat 9.00am - 4.00pm
 sun Closed



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