



MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £225,000

St Monicas Avenue, Luton, Bedfordshire, LU3 1PJ



KEY FEATURES:

- WELL PRESENTED TWO BEDROOM HOME • POPULAR 'SAINTS' LOCATION • TWO RECEPTION ROOMS •
- FITTED KITCHEN & GROUND FLOOR BATHROOM • GENEROUS SIZE REAR GARDEN • DOUBLE GLAZED
- WINDOWS & DOORS • GAS CENTRAL HEATING VIA COMBI BOILER • NEWLY LAID CARPETS

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well presented two bedroom terrace home located in the popular 'Saints' area of Luton.

Decorated to a contemporary theme through-out with a stylish refitted ground floor bathroom suite & a secluded rear garden. An internal viewing is highly recommended to fully appreciate the size, condition & finish this property has to offer.

In brief the property comprises; 13ft living room with a feature fire place, 13ft dining room with patio door leading to the rear garden, fitted kitchen with ample units & counter space leading through to the ground floor bathroom (loft access housing combination boiler) & two generous size bedrooms.

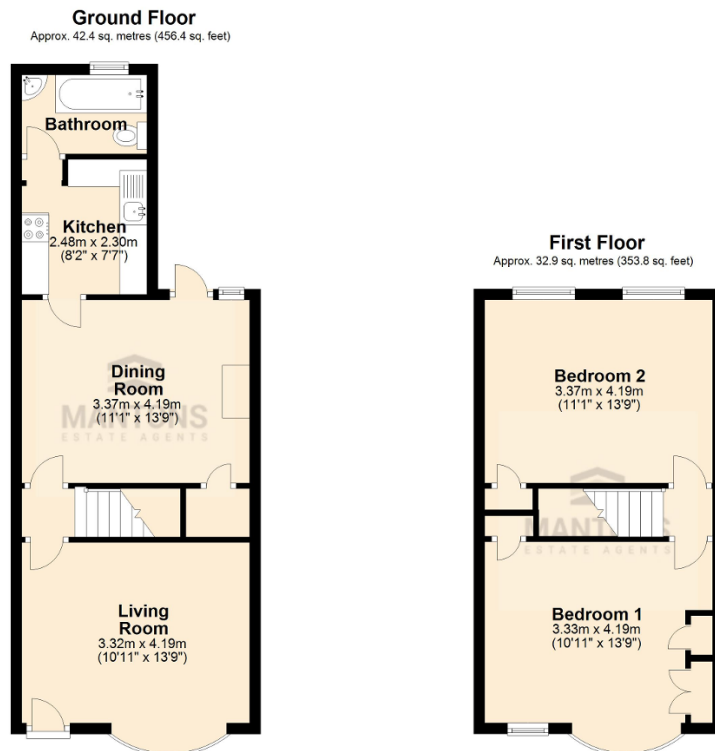
Further benefits include; Gas central heating serviced via a replacement combination boiler (serviced annually), secluded garden with patio area & rear access, part boarded loft with ladder access & double glazed windows & doors

For more information or to arrange a viewing contact Mantons Estate Agents.

St Monicas Avenue is located in the popular 'Saints' area of Luton. Within close proximity of all local amenities, including shops & schooling. Junction 10 & 11 of the M1 motorway, Luton Thames Link train station & London Luton airport are all within easy reach. William Austin Primary & Denbigh High are the school catchments.

Additional Information

EPC Rating D. Council Tax Band B. 810 sqft (Approx.)



Total area: approx. 75.3 sq. metres (810.2 sq. feet)