



ABSOLUTE
PROPERTY

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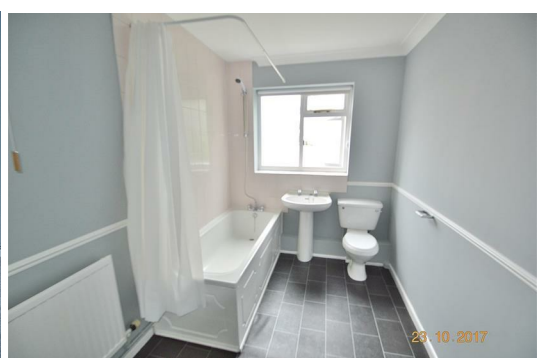
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**4 Canterbury Close, Luton
Bedfordshire LU3 2QY
Guide Price £200,000**

**** SHARE OF FREEHOLD **** A one bedroom house, located in the popular Marsh Road area of Leagrave, allowing for easy access to the shops, takeaways, hairdressers and banks as well as being only a short walk to Leagrave train station. Benefits include a through lounge, double glazing and own garden. Property is currently Tenanted until 08/2022. Viewing highly recommended -



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Entrance:
Front door opening into:

Lounge/Diner:
16'2 x 11'3 (4.88m'0.61m x 3.35m'0.91m)
Coving to ceiling, wood laminate flooring, radiator, tv socket, stairs to first floor landing, under stairs storage cupboard, upvc double glazed window to front aspect, double doors opening to garden, single door to kitchen.

Kitchen:
8'8 x 6'6 (2.44m'2.44m x 1.83m'1.83m)
Range of eye and base level units, cooker point, plumbing for washing machine, stainless steel sink unit, radiator, window to side aspect.

First Floor Landing:
Doors to bedroom and bathroom.

Bedroom:
13'3 x 11'8 (3.96m'0.91m x 3.35m'2.44m)
Coving to ceiling, radiator, and upvc double glazed window to front aspect.

Bathroom:
Three piece suite comprising of low flush wc, pedestal hand wash basin, bath with shower attachment, radiator, and frosted window to side aspect.

Garden:
Block paved patio, rest mainly laid to lawn, side gate access.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from 1 (least efficient) to 10 (most efficient).			
10	A		
9	B		
8	C		
7	D		
6	E		
5	F		
4	G		
3	H		
2	I		
1	J		
The energy efficiency of a property is measured on a scale from 1 (least efficient) to 10 (most efficient).			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
The environmental impact of a property is measured on a scale from 1 (least efficient) to 10 (most efficient).			
10	A		
9	B		
8	C		
7	D		
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