

**GIGGS
& BELL**



Coyney Green, Luton, Bedfordshire, LU3

Situated in the BISCOT AREA is this two bedroom cluster home, the property offers excellent scope for further improvement but benefits from gas central heating to radiators, its own DESIGNATED PARKING SPACE, as well as having two decent sized bedrooms, the property has an enclosed garden to the front. Coyney Green is an ideal location for those wishing to take advantage of excellent commuter links which include Luton MAINLINE STATION being within a 1.2 mile distance as well as the motorway being within easy reach. The accommodation comprises open entrance porch, entrance hall, kitchen, living room, two good sized bedrooms, family bathroom, garden. To view telephone 01582 958070.

Asking Price: £180,000

Two Bedroom Cluster Home

Popular Biscot Area

Excellent Scope For Further Improvement

Gas Central Heating

Designated Parking Space

Two Good Sized Bedrooms

Enclosed Garden To The Front

To View Telephone 01582 958070



Entrance - Open entrance porch to.

Entrance Hall - Laminate wood flooring, storage cupboard, further storage cupboard that houses boiler that serves central heating and domestic hot water, understairs storage cupboard, door to.

Living Room - 14'6" x 12'2" (4.42m x 3.7m)

Laminate wood flooring, bay window to front elevation, radiator.

Kitchen - 11'4" x 6'3" (3.45m x 1.9m)

Single drainer stainless steel sink unit with cupboards below and to the sides, plumbing for automatic washing machine, space for gas cooker, further cupboards at base and eye level, window to front elevation,

First Floor Landing - Doors to.

Bedroom 1 - 9'9" x 11'4" (2.97m x 3.45m)

Window to front elevation, radiator below.

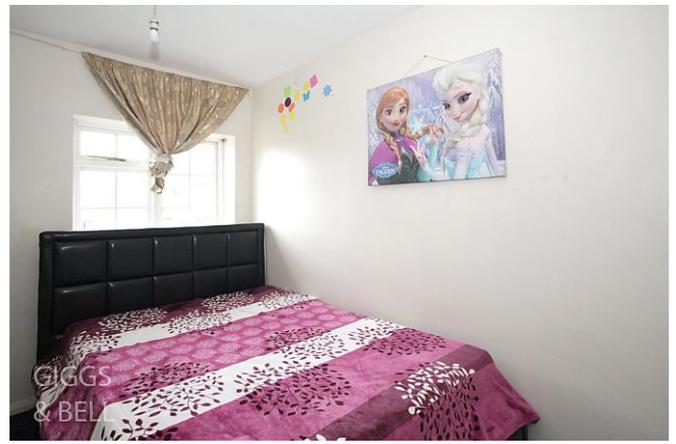
Bedroom 2 - 11'4" x 6'3" (3.45m x 1.9m)

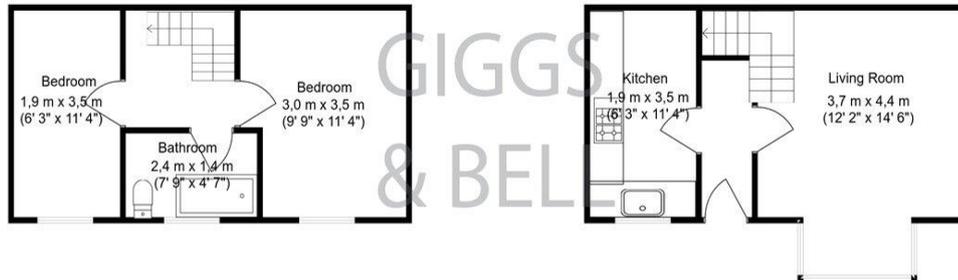
Hatch to loft space, window to front elevation, radiator.

Bathroom - 7'9" x 4'7" (2.36m x 1.4m)

Pink suite comprising low flush WC, wash hand basin, panel bath with mixer taps and shower attachment, window to front elevation, heated towel rail.

Outside - Garden area enclosed by low level wooden fencing, laid mainly to lawn. Parking in designated bay.





Total approximate area : 53.6 sq meters (576.9 sq feet)

Floorplan produced by Woodside Photography
 Floorplan is for illustration purposes only and all measurements are approximate

CALL 01582 958070 TO VIEW



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