

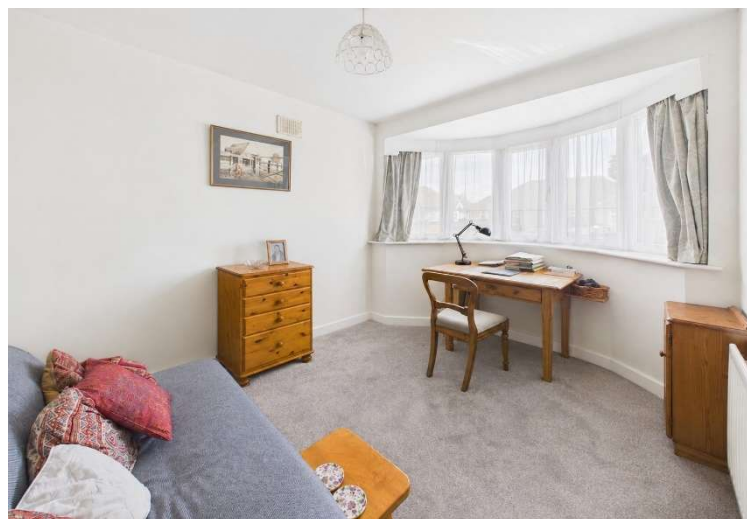
venture RESIDENTIAL

Gooseberry Hill, Luton, Bedfordshire, LU3 2DY

Price £300,000 Freehold



Venture Residential are pleased to present this two bedroom semi-detached bungalow, situated in the highly sought-after Warden Hills area of North Luton.



Gooseberry Hill

Luton, LU3 2DY



- Two Bedroom Semi-Detached Bungalow
- Sought-After Warden Hills Location
- Driveway & Single Garage
- Solar Panels
- Excellent School Catchment Area
- Close To Local Shops & Amenities
- Perfect for downsizers
- Viewings advised



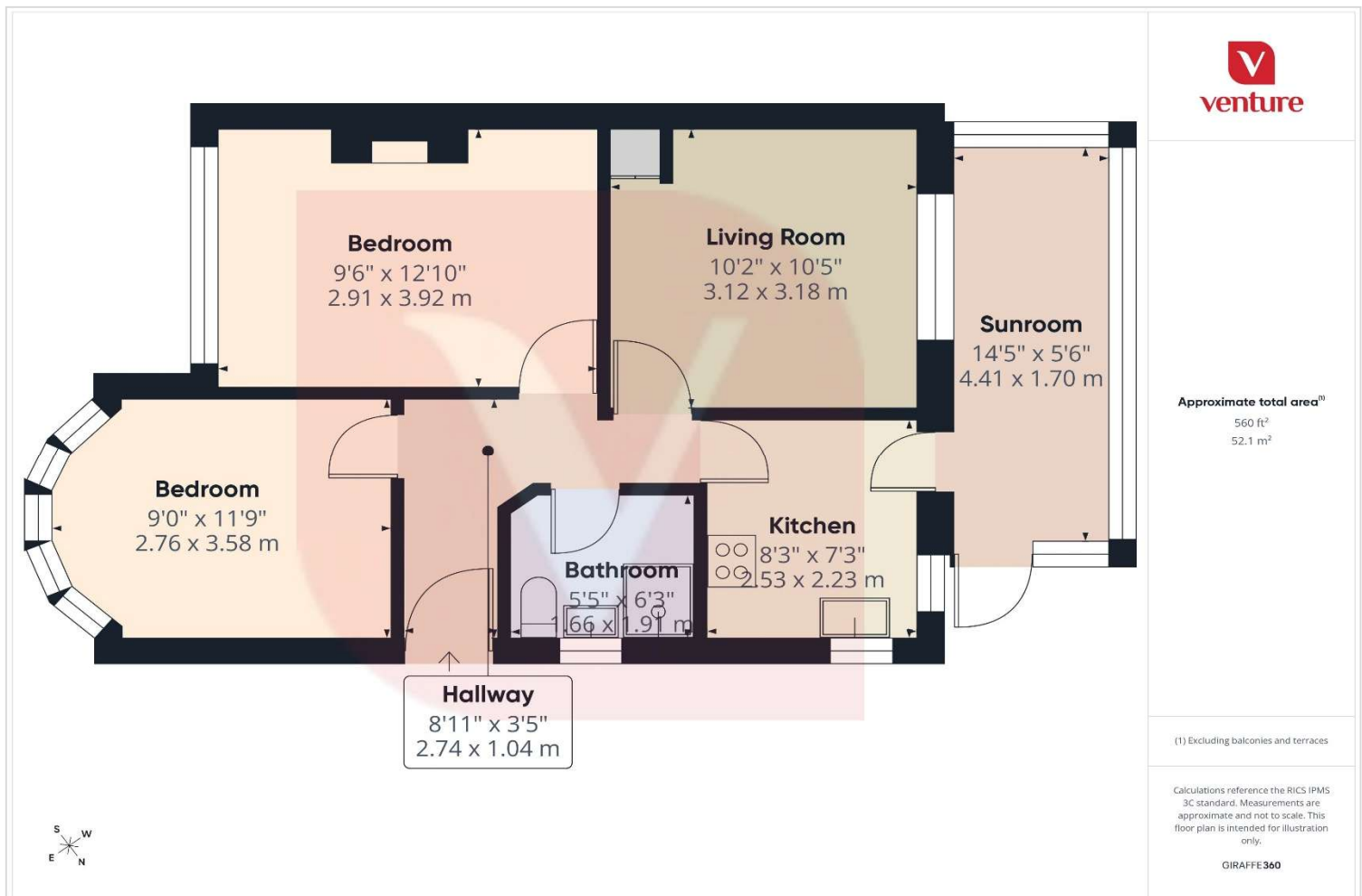
Venture Residential are pleased to present this two bedroom semi-detached bungalow, situated in the highly sought-after Warden Hills area of North Luton. Offering fantastic potential, the property provides an excellent opportunity for new owners to put their own stamp on it and create a home tailored to their individual style and requirements.

The accommodation comprises an entrance hall leading to a spacious living room, fitted kitchen, bathroom and two well-proportioned bedrooms. A conservatory to the rear provides additional living space and overlooks the garden. The property has been well cared for over the years and offers scope for cosmetic updating, making it ideal for buyers looking to personalise their next home.

Further benefits include double glazed windows and doors, gas central heating via a combination boiler, solar panels, a paved driveway providing off-road parking, a single garage and well maintained front and rear gardens with a patio area.

Gooseberry Hill is located within the popular Warden Hills development, offering convenient access to a local parade of shops including a pharmacy, Morrisons and launderette, as well as a nearby doctor's surgery. The area also provides easy access to South Beds Golf Course, local bus routes and supermarkets such as Sainsbury's and Aldi. The property falls within the catchment area for Warden Hill Primary School and Icknield High School.

An internal viewing is highly recommended to appreciate the potential this bungalow has to offer.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B	83	87
(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	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX

T: 01582 249155
E: info@venture-residential.co.uk

