

Bramingham Road | Luton



**venture**  
residential



**Offers in Excess of £260,000**

Found within walking distance from the Legrave Train Station is this attractive family home being offered to the market without the complications of an onward chain

01582 249155

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## Description

Discover comfort and convenience at Bramingham Road, LU3 2SL. This 3-bedroom middle terrace property is perfect for those seeking a well-connected home. With an open plan lounge diner, it offers a versatile space for relaxing and entertaining. The property is conveniently located close to Leagrave Train Station, ensuring easy commuting to nearby areas.

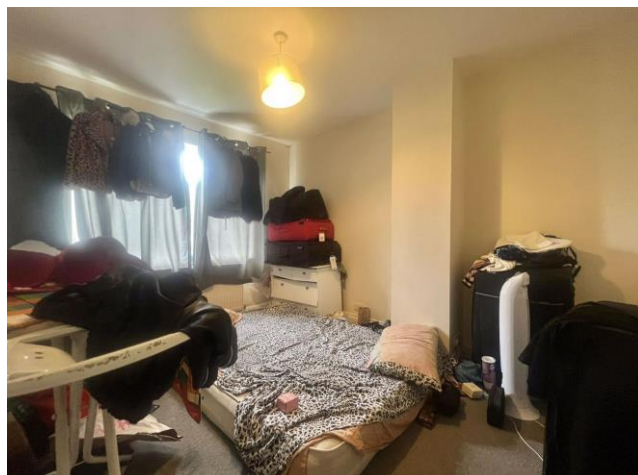
Upon entering, you'll find an entrance hall leading into the open plan lounge/diner and also allowing access into the kitchen. As you walk up the stairs rising to the first floor, you'll find three generous size bedrooms with the main bedroom having a traditional bay window. There is also a family bathroom on the first floor and a loft access located on the landing. Although in an okay condition, this home presents an excellent opportunity for potential buyers to add their personal touch. Embrace the potential and envision the possibilities.

The property's charm, combined with its strategic location, makes it a promising investment for the future. Don't miss the chance to make this house your home, where convenience and comfort blend seamlessly to create a haven for you and your loved ones.

Located in the ever popular Bramingham area of Luton.

The property is ideally located for commuters with Leagrave mainline station only 0.5 miles away offering direct routes into London. There are an array of shops, bus routes, supermarkets and other amenities all near by and the local schools come with good reputations.

Schedule a viewing today!



## Ground floor

### Entrance Hall

Door and window to front aspect, radiator, under stairs cupboard and stairs rising to first floor landing.

### Lounge/Diner 24' 10" x 10' 8" (7.557m x 3.245m)

Bay fronted window to front aspect, radiator, window and patio doors to rear aspect.

### Kitchen 8' 1" x 6' 7" (2.458m x 2.016m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink unit with mixer taps, splash back tiling, electric oven, gas hob, cooker hood, space for washing machine and fridge/freezer and window to rear aspect.

## First floor

### First Floor Landing

Loft access and access to all bedrooms.

### Bedroom 1 12' 5" x 11' 6" (3.795m x 3.506m)

Bay fronted window to front aspect and radiator.

### Bedroom 2 11' 10" x 8' 10" (3.614m x 2.692m)

Window to rear aspect and radiator.

### Bedroom 3 8' 5" x 8' 11" (2.578m x 2.719m)

Window to rear aspect, radiator and boiler.

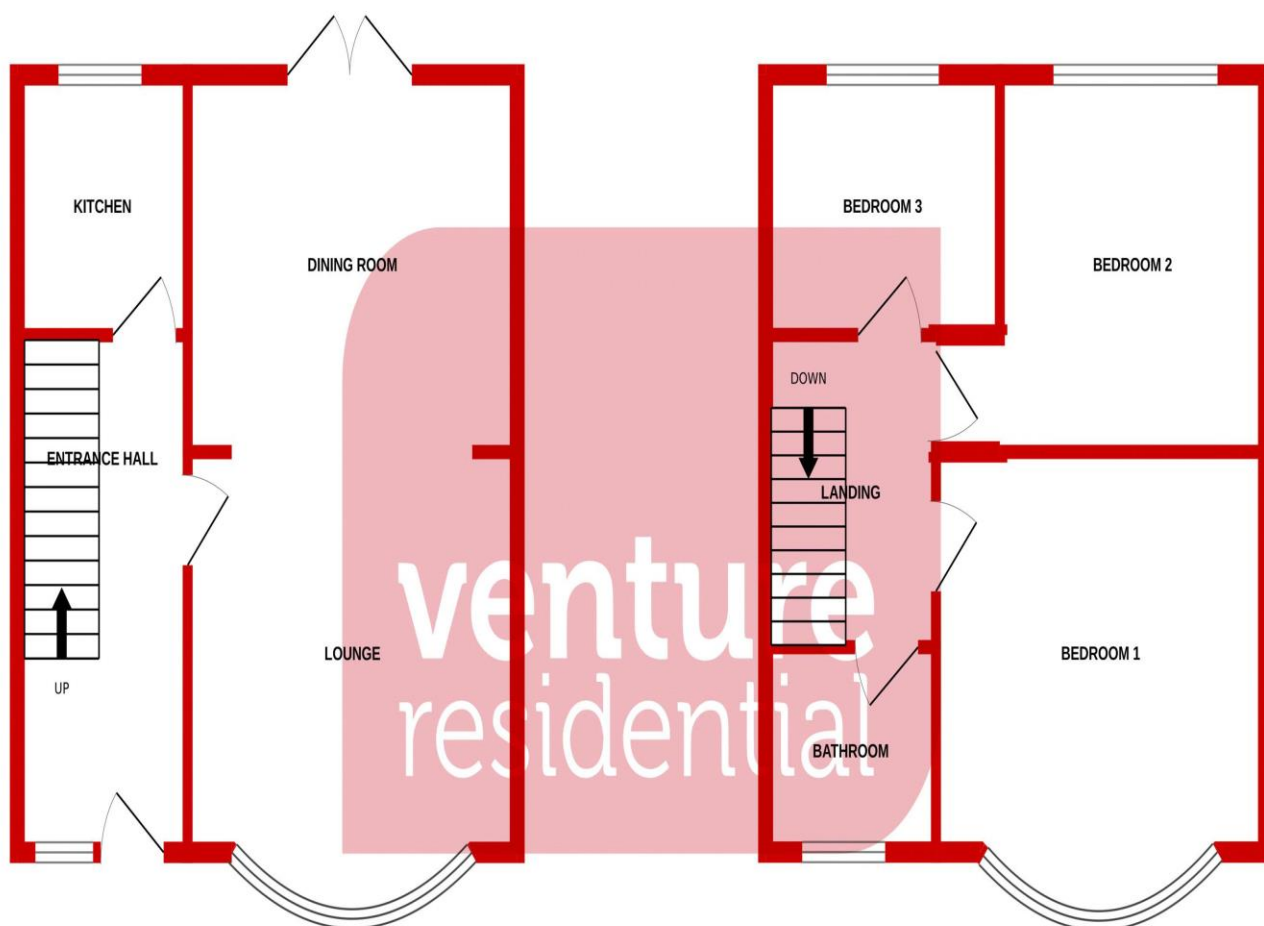
### Bathroom

Window to front aspect, bath, shower over bath, wash hand basin with vanity unit, WC, radiator and fully tiled walls.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

**Venture Residential**

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