

# venture RESIDENTIAL

Beverley Road, Luton, Bedfordshire, LU4 8EU

Price £325,000 Freehold



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# Beverley Road

Luton, LU4 8EU



- Three bedroom end of terrace
- Two reception rooms
- Outbuilding to rear
- Greatly cared for by current owners for almost 40 years
- Potential for off road parking
- Popular Kingsway location
- Located within walking distance to all local amenities



This delightful three-bedroom end of terrace property, cherished by its current owners for nearly 40 years, is now available in the popular Kingsway area of Luton. A wonderful opportunity for first-time buyers, this home offers a well-maintained interior, spacious rooms, and a versatile layout that suits both comfort and practicality.

The ground floor opens into two inviting reception rooms, ideal for both relaxation and entertaining. Each reception space provides a cozy yet spacious feel, accommodating the needs of everyday living as well as family gatherings. Adjacent is a practical kitchen that, while compact, is thoughtfully designed for efficiency and ease. The kitchen offers ample storage and workspace, allowing for a functional and manageable cooking area.

Beyond the main living areas, this property includes a versatile outbuilding that presents exciting potential for conversion. Whether transformed into a home office, studio, workshop, or additional storage space, this outbuilding allows buyers the freedom to adapt it to their lifestyle needs.

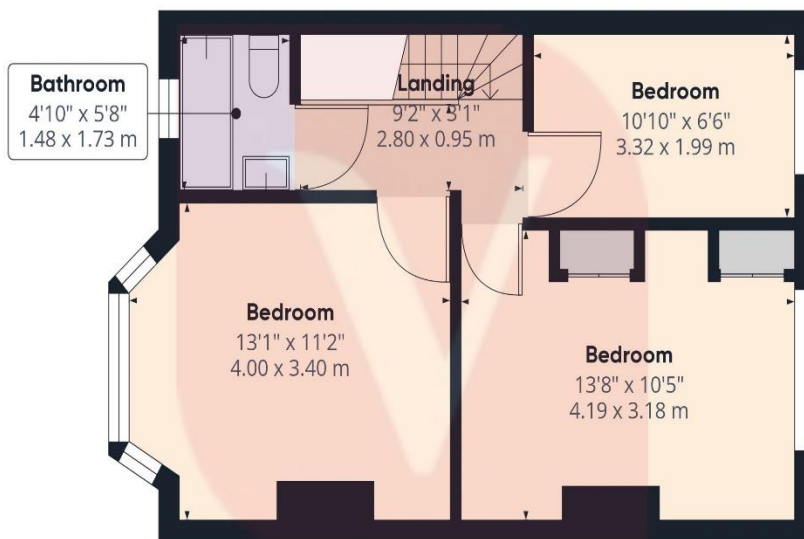
The first floor of the property features three generously sized bedrooms, each offering plenty of natural light and a warm, welcoming ambiance. Additionally, a well-appointed family bathroom completes this floor, offering all essentials for a growing family or new homeowners.

Situated on Beverley Road in the vibrant Kingsway area, this home enjoys an enviable location with a variety of shops and takeaways within easy walking distance. It is conveniently positioned near a local mosque and lies within the catchment area for the well-regarded Challney School, making it an ideal choice for families with school-aged children. Additionally, for those commuting, Junction 11 of the M1 motorway is only a short drive away, providing excellent transport links and easy access to nearby areas.

This well-maintained property is an ideal choice for first-time buyers or families seeking a comfortable, conveniently located home. With its charming layout, potential for customization, and desirable location, this lovely end of terrace offers a unique opportunity in one of Luton's most sought-after neighbourhoods.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
829.47 ft<sup>2</sup>  
77.06 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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