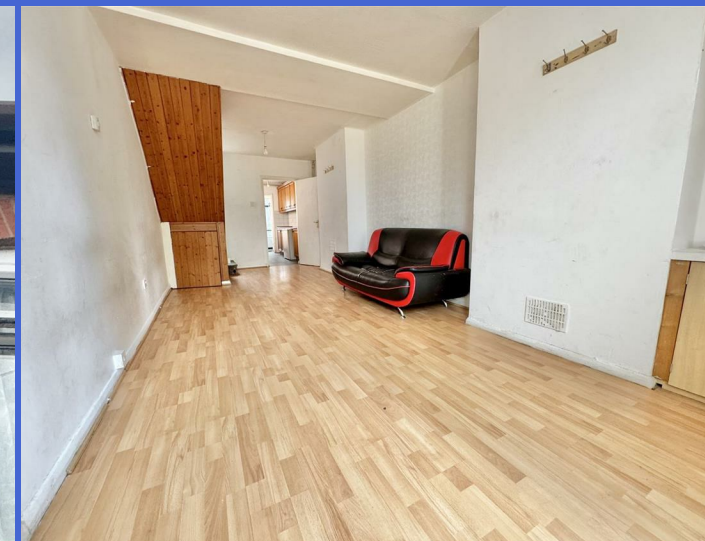




104 Cobden Street, Luton, LU2 0NG
£215,000



PR
PROPERTY

- Exclusive to PR Property
- No Upper Chain
- Needs some cosmetic updating, allowing for personal touches
- Two well-sized bedrooms
- Spacious living areas offering flexible use
- Proximity to Town centre and train station
- Affordable price point for entry-level buyers or investors
- Immediate buy-to-let potential with strong rental yield
- Gas Central Heating

Exclusive to PR Property This two-bedroom home offers a fantastic opportunity for buyers seeking a property with potential and convenience. The property requires some decorating, it presents a blank canvas to create a personalised living space or a lucrative buy-to-let investment. Situated close to the train station, the location ensures excellent transport links ideal for commuters. With a potential rental income of approximately £1,300 per calendar month we think this to be a great buy.

LIVING / DINING ROOM 24'5" X 10'0" (7.44M X 3.04M)

Window to rear, window to front, stairs, door to:

KITCHEN 10'8" X 6'6" (3.25M X 1.98M)

Window to side.

BATHROOM 7'1" X 6'6" (2.15M X 1.98M)

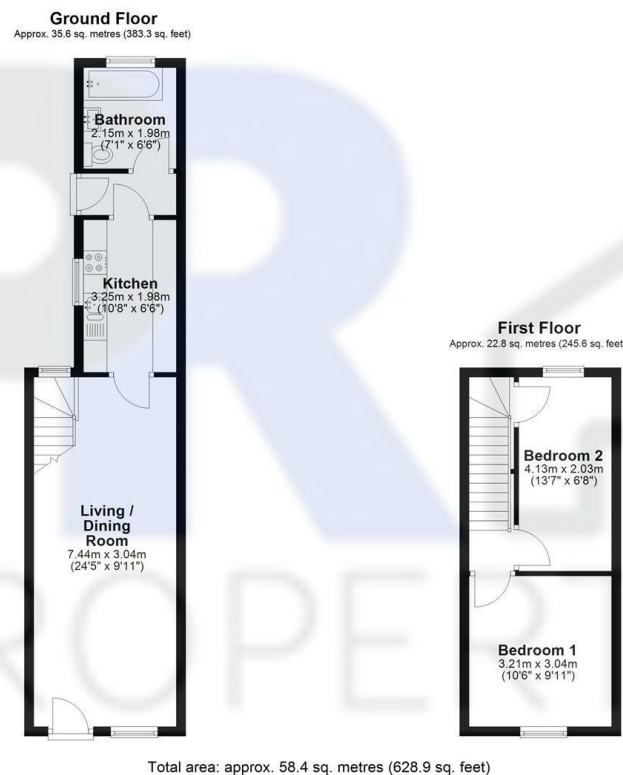
Window to rear, door.

BEDROOM 1 10'6" X 10'0" (3.21M X 3.04M)

Window to front, door to:

BEDROOM 2 13'7" X 6'8" (4.13M X 2.03M)

Window to rear, door to Storage cupboard, door to:



104 Cobden Street

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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		