



8 Hibbert Street, Luton, LU1 3UU  
£145,000

- Chain free
- One bedroom maisonette
- Close to local shops and services
- Long Lease
- Convenient central Luton location
- Must Be Viewed
- Low Charges
- Ideal for first-time buyers or investors

Exclusive to PR Property This well-positioned one-bedroom maisonette in Luton offers a practical and comfortable living space, ideal for first-time buyers or investors. The property benefits from a generous bedroom and a living area that invites you to create a cosy home. Situated on Hibbert Street, it provides easy access to local amenities, transport links, and vibrant community facilities. With its potential for personalisation, this maisonette is a great opportunity to secure a property in a sought-after location.

#### ENTRANCE HALL

**LIVING ROOM 13'8" X 12'3" (4.17 X 3.73)**

**FITTED KITCHEN 10'10" X 5'6" (3.30 X 1.68)**

**BEDROOM 1 13'0" X 8'3" (3.96 X 2.51)**

#### BATHROOM



Total area: approx. 42.1 sq. metres (453.2 sq. feet)  
**8 hibbert street**

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC