



PR
PROPERTY

15 Whitby Road, Luton, LU3 1BQ
Offers in excess of £200,000

- Two bedrooms in a mid-terrace setting
- Bury Park location, close to Luton town centre
- Convenient local amenities nearby
- Private rear garden ideal for outdoor space
- deal opportunity for investors
- Chain free
- In need of full refurbishment
- Potential to add value with improvements

**** Exclusive to PR Property **** This two-bedroom mid-terrace home on Whitby Road in Luton offers an excellent opportunity for those ready to renovate the property. Situated in the sought-after Bury Park area, the property is conveniently close to the town centre, providing easy access to local amenities and transport links. Although the house requires full refurbishment, it features a private rear garden and benefits from gas central heating. Offering a blank canvas to create a comfortable home, it is available chain free, allowing for a swift and straightforward purchase process.

LIVING ROOM 10'06 X 10'08 (3.20M X 3.25M)

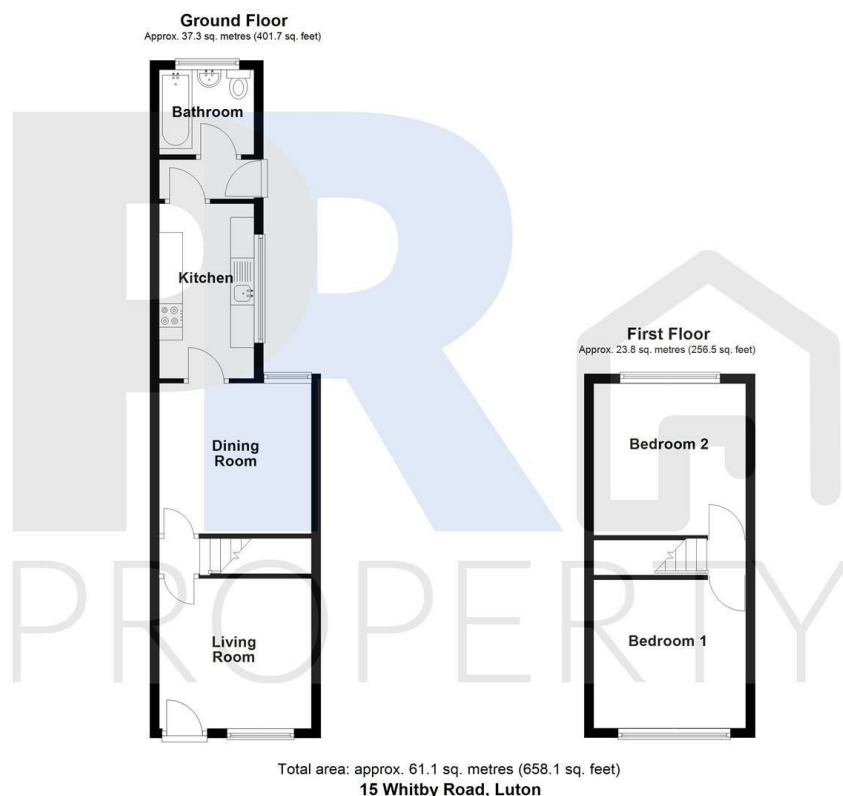
DINING ROOM 10'08 X 10'06 (3.25M X 3.20M)

KITCHEN 12'03 X 6'08 (3.73M X 2.03M)

BATHROOM

BEDROOM ONE 12'02 X 10'07 (3.71M X 3.23M)

BEDROOM TWO 12'02 X 10'07 (3.71M X 3.23M)



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