



PR 
PROPERTY

8 Eastcott Close, Luton, Bedfordshire, LU2 9JP
£300,000

- EXCLUSIVE TO PR PROPERTY SALES
- GARAGE
- CHAIN FREE

- 2 DOUBLE BEDROOMS
- CLOSE TO AIRPORT AND STATION
- CLOSE TO M1 AND TRANSPORT LINKS

- ON DRIVE PARKING
- PRIVATE REAR GARDEN
- MUST BE VIEWED

**** Exclusive to PR Property **** A chain-free, two bedroom semi-detached house on Eastcott Close, Luton, offering garage and driveway parking plus a private rear garden. Ideal for first-time buyers or buy-to-let investors, with an indicative rental potential of £1,400 PCM, this home offers convenient, commuter-friendly living close to major transport hubs.

Property Overview

This semi-detached property features two double bedrooms and adaptable accommodation arranged over two floors. The garage and on-drive parking add practical convenience, while the private rear garden provides outdoor space for relaxing or entertaining.

Location

Situated close to Luton Airport and Luton Airport Parkway station, with easy access to the M1 and local transport links, the property is well placed for travel and commuting.

ENTRANCE HALL

Stairs, door to:

Detached garage

LOUNGE 10'5" X 14'0" (3.17M X 4.27M)

Window to front, fireplace, radiator.

KITCHEN/DINER 11'3" X 8'6" (3.44M X 2.59M)

Fitted with a matching range of base and eye level units with worktop space over with worktop space over, sink, fridge/freezer, washing machine and cooker, window to rear, door to garden

BATHROOM

Fitted with three piece suite comprising bath with shower attachment over, pedestal wash hand basin and close coupled WC, double glazed window to rear, radiator, door to:

LANDING

Door to:

BEDROOM 1 10'5" X 14'0" (3.17M X 4.27M)

Two double glazed windows to front, radiator.

BEDROOM 2 8'4" X 14'0" (2.53M X 4.27M)

Double glazed window to rear, radiator.

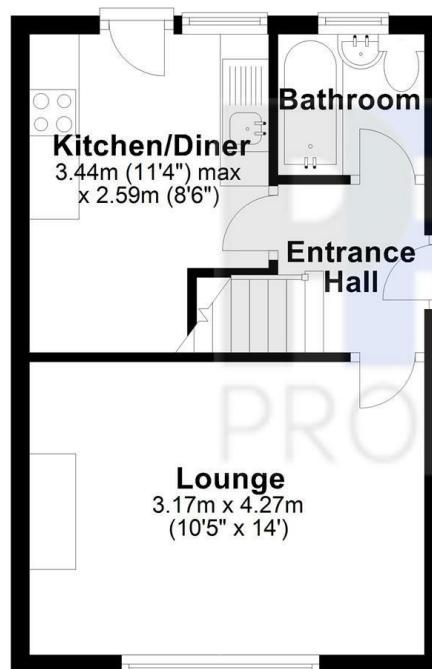
OUTSIDE

REAR GARDEN

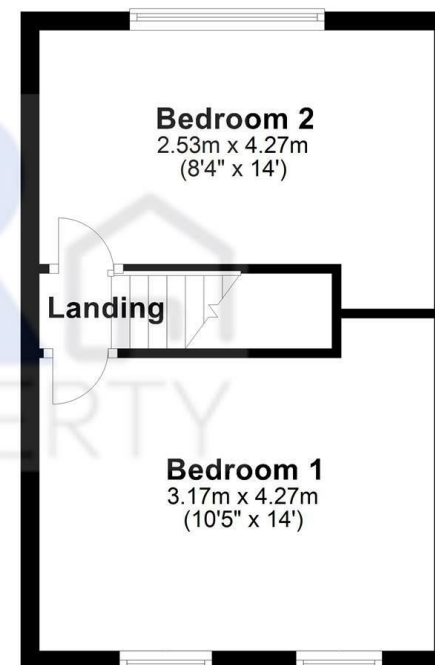
Mainly laid to lawn with flower and shrub borders, gated access to front

GARAGE

Ground Floor



First Floor



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