



49 Brendon Avenue, Luton, LU2 9LG

Presenting a fantastic investment opportunity on Brendon Avenue, this spacious 5 bedroom house operates as a House of Multiple Occupancy (HMO) with all 5 rooms currently let. Spanning three floors, the versatile layout caters well to its current use.

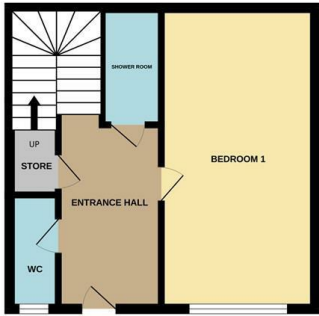
On the ground floor, a generously proportioned double bedroom exceeds the average size. There is a convenient downstairs W.C and a separate shower room. The first floor hosts a communal area and a well equipped kitchen, providing a comfortable shared space. A further double bedroom is situated on this level. Ascending to the third floor, 2 double bedrooms, 1 single bedroom, and convenient shower room, ensuring ample living space for all occupants.

Noteworthy features include double glazing and gas central heating and a substantial driveway, providing convenient parking for residents.

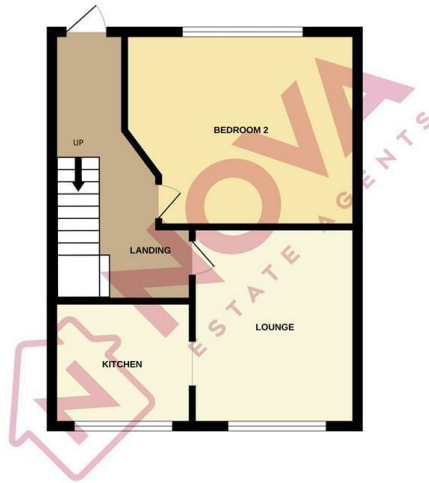
- Nova Estate Agents
- Excellent investment opportunity
- 5 Bedrooms
- HMO Licensed
- £30,000PA approx income
- Close to Luton airport and parkway station
- Potential to build further accommodation (stpp)

£325,000

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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		