



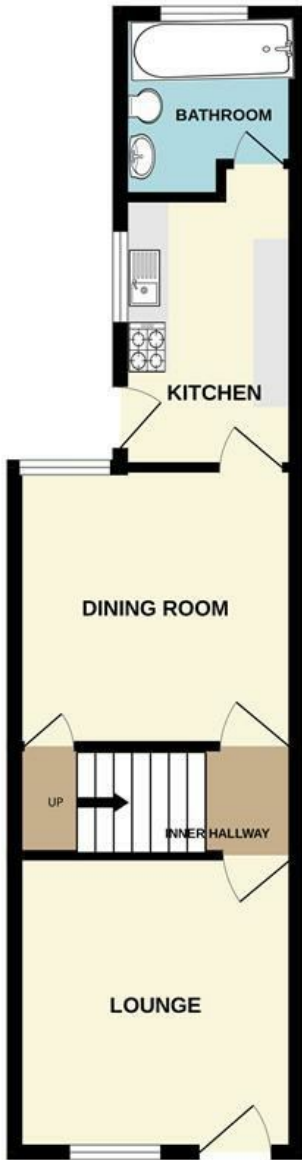
## 71 Oak Road, Luton, Bedfordshire, LU4 8AA

A beautifully presented two-bedroom house located on Oak Road in the highly sought-after area of Bury Park in Luton. This delightful home boasts two spacious double bedrooms, two reception rooms, a well-proportioned kitchen, and a family bathroom. Benefit from local permit parking and proximity to a range of amenities including shops, schools, and mosques. Whether you're seeking a starter home or a potential investment opportunity, this property is perfect for you. Contact us today to schedule a viewing.

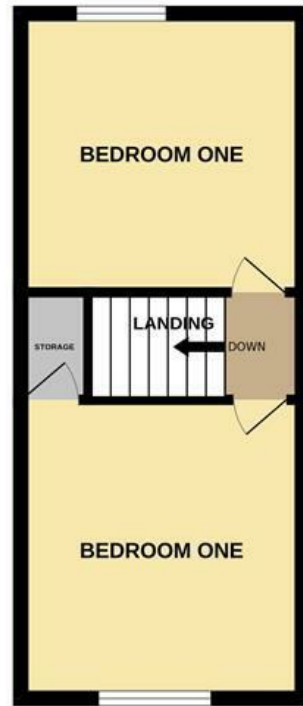
£245,000

- Nova Estate Agents
- Two Bedroom House
- Immaculate Condition
- Large Double Bedrooms
- Rear Enclosed Garden
- Two Reception Rooms
- Permit Parking
- Close to Schools, Shops and Mosques
- Great Starter Home Or Investment
- Take a Look at the Interactive Virtual Tour

GROUND FLOOR



1ST 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		