



## 36 Dorel Close, Luton, LU2 7JH

Exceptional investment opportunity on Dorel Close, presenting a 6 bedroom home with the potential for division into two separate properties. This property holds significant promise as a high-yield investment and the prospect of a fully operational HMO setup, offering a rental yield poised to approach 9%, with a potential annual rental income of £43,000+.

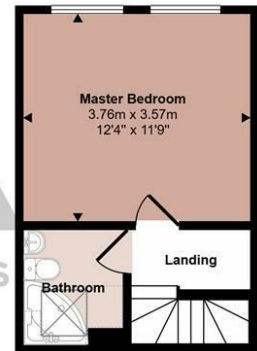
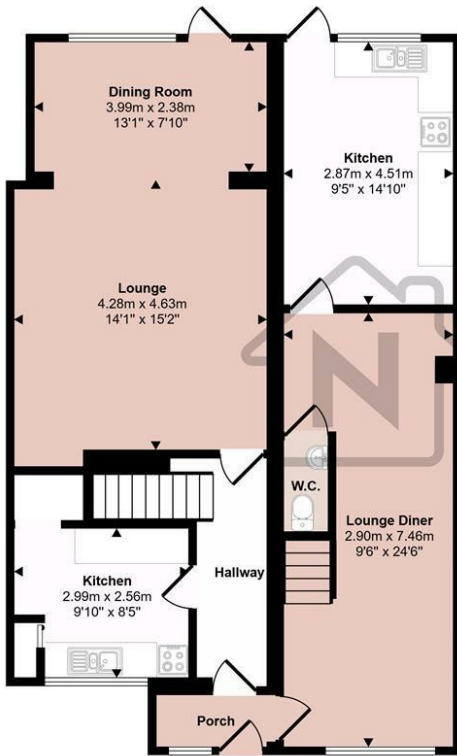
This heavily extended property features 6 bedrooms and the potential to convert an additional space into a 7th bedroom. It also provides the option of retaining existing tenants if preferred. The double story side extension can be used as an additional dwelling and was completed in the last few years to a high standard. The photo's show the like new condition of this part of the property.

The residence also encompasses a spacious living room/diner currently serving as a communal area, adaptable for repurposing as a secondary or primary living space should a residential

- Nova Estate Agents
- Fantastic investment opportunity
- Potential to separate into two dwellings
- Rental income of £3600+ achievable
- Heavily extended
- Close to train station and town centre
- Large rear garden
- Chain free!

£450,000

Approx Gross Internal Area  
177 sq m / 1902 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

