

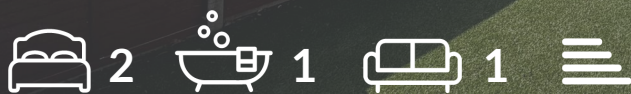


## Bowbrookvale

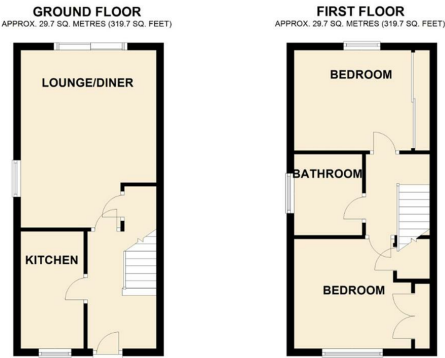
Luton, LU2 8SY

£275,000

- VACANT WITH NO UPPER CHAIN
- PERFECT FOR FIRST-TIME BUYERS
- GENEROUS LAYOUT WITH NATURAL LIGHT
- AIRPORT ON YOUR DOORSTEP
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- TWO WELL-PROPORTIONED BEDROOMS WITH BUILT-IN STORAGE
- BUY TO LET OPPORTUNITY £1,350PCM
- QUIET RESIDENTIAL LOCATION
- LOW-MAINTENANCE REAR GARDEN WITH ASTRO TURF
- EXCELLENT ROAD LINKS INCLUDING M1 JUNCTION 10



Floor Plan



TOTAL AREA: APPROX. 59.4 SQ. METRES (639.4 SQ. FEET)

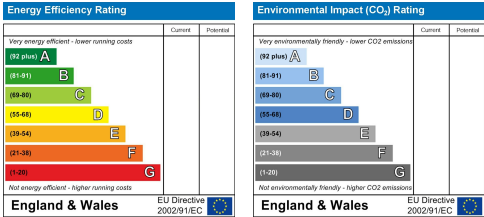
These Floor Plans are for illustrative purposes only. Areas shown are approximate. These plans will not show the correct wall thickness, especially in older properties. We aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantee, warranty or representation as to the total accuracy and completeness of the floorplan. Anyone relying on the information provided should conduct a careful independent investigation of the property to determine the suitability of the property for their requirements.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

20 West Street, Dunstable,  
Bedfordshire, LU6 1SX

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Bedfordshire, LU6 1SX

robinsons-estates.co.uk  
sales@robinsons-estates.co.uk