



72 Baker Street, Luton, LU1 3PY

Nova Estate Agents are delighted to present this well presented two-bedroom mid terraced property, ideally located on Baker Street in Luton. Offered to the market CHAIN FREE, the property is in good condition throughout and would make an excellent purchase for first time buyers, investors or those looking to be within easy reach of the town centre and train station.

The ground floor offers two separate and generously sized reception rooms, providing flexible living and dining space, along with a fitted kitchen to the rear.

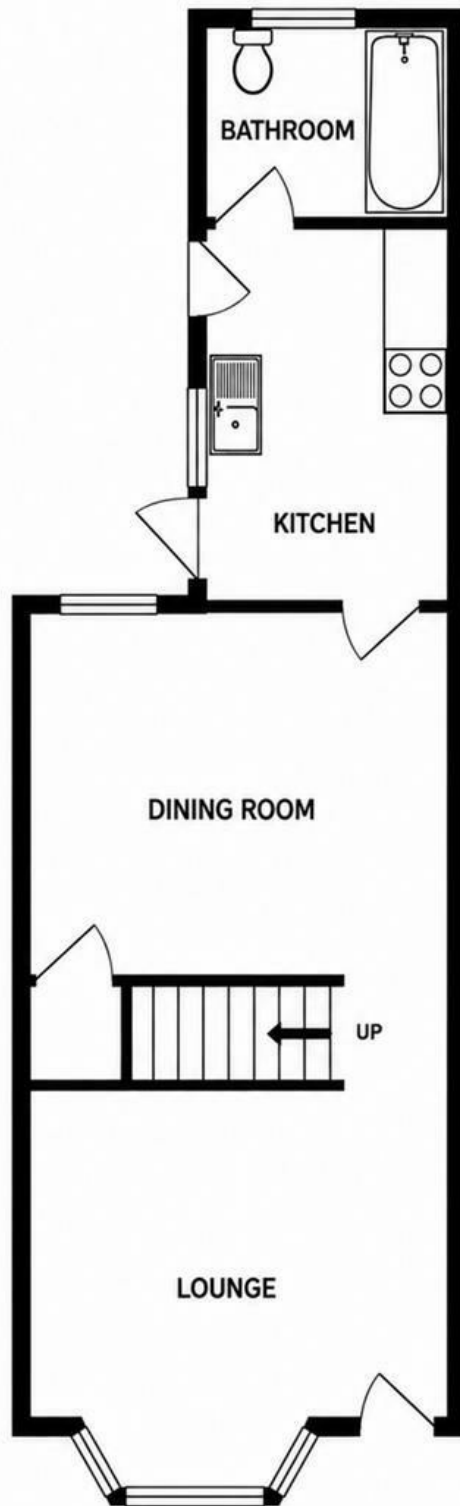
Upstairs, the property benefits from two spacious double bedrooms. One of the bedrooms also features a walk in wardrobe, offering excellent storage space and the potential to be converted into an en-suite shower room, subject to the necessary consents and feasibility.

The property is conveniently positioned within close proximity to Luton Train Station, providing

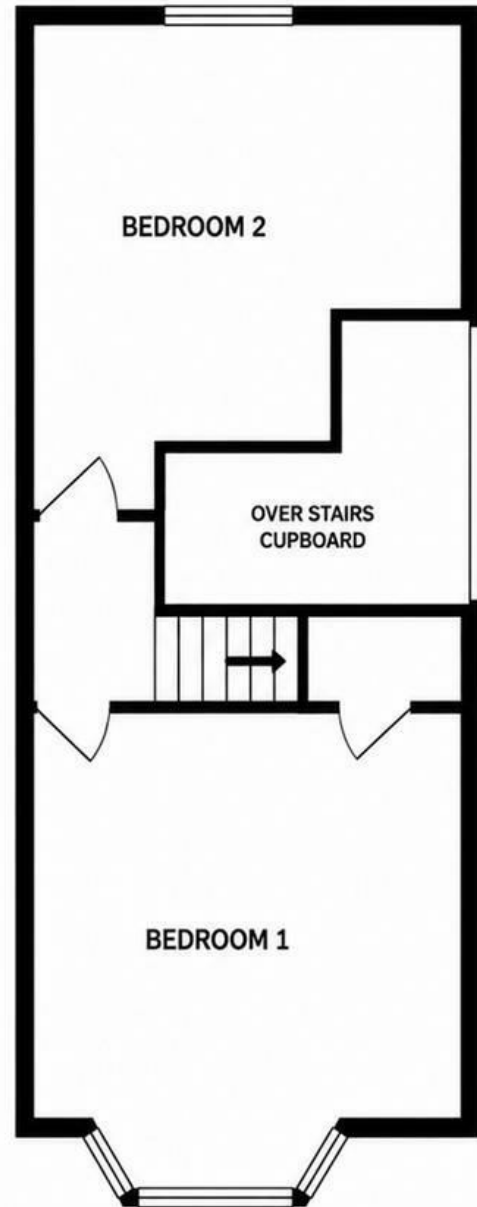
- Nova Estate Agents
- Good Condition Throughout
- Close to M1, Airport and Train Station
- Two Double Bedrooms
- Chain Free
- Walk In Wardrobe
- Press Play Button For 360° Walkaround Tour

£230,000

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	