



## 18 Tavistock Street, Luton, LU1 3UR

Situated on the popular Tavistock Street, this well maintained three bedroom mid terrace property is ideally located just a short distance from Luton town centre, with easy access to local shops, schools, and transport links.

The home is presented in good condition throughout and offers well proportioned living space, including three genuine double bedrooms and two separate reception rooms, providing flexible accommodation suited to families, first time buyers, or investors. The kitchen and bathroom are both well kept and ready for immediate use.

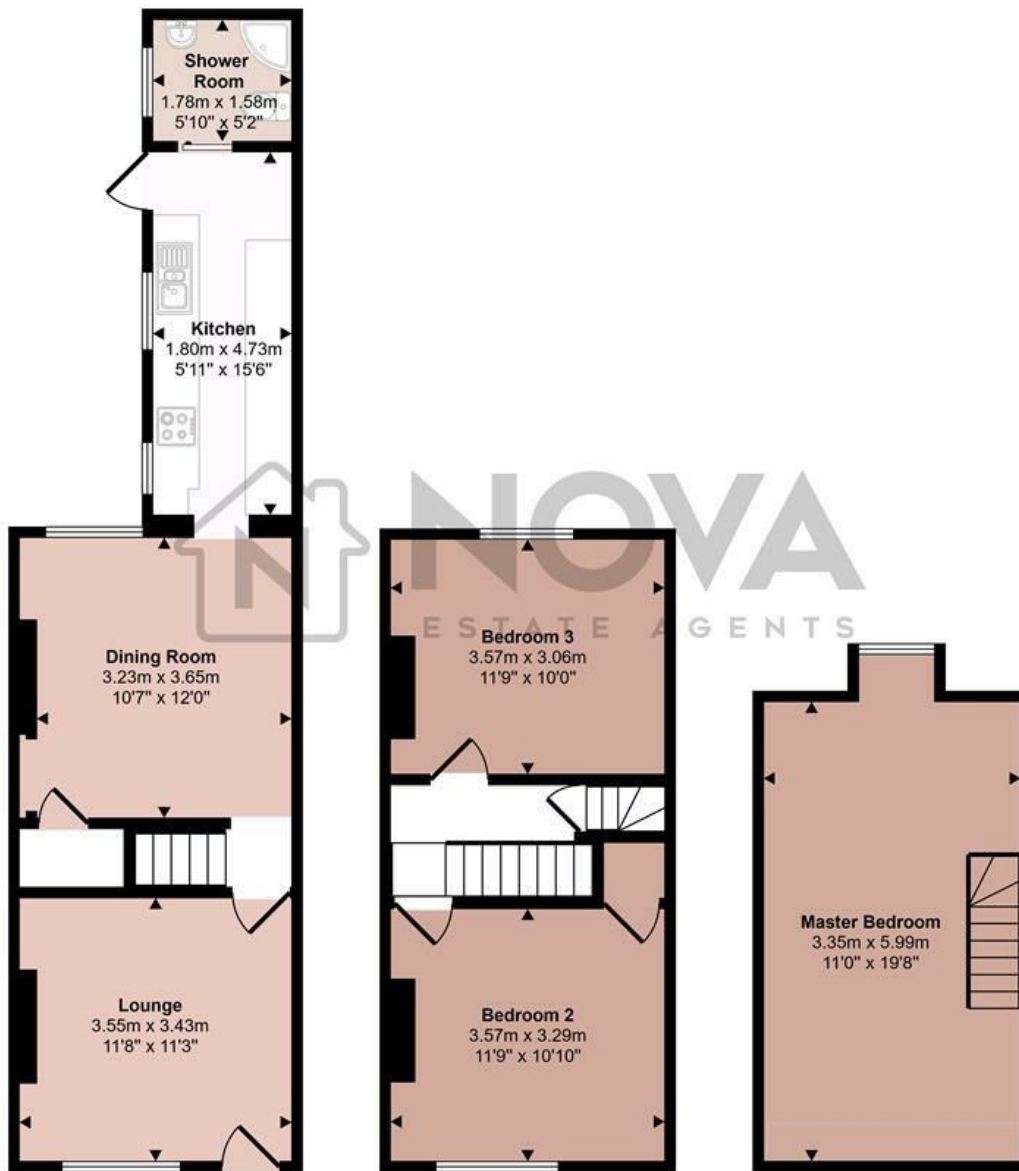
Externally, the property offers excellent scope for extension (subject to the relevant planning consents), giving buyers the opportunity to further enhance the space and add long term value.

With its convenient location and strong potential, this is a fantastic opportunity to purchase a solid and versatile home in a well established and well connected residential area. Call Nova Estate Agents now to arrange a viewing.

- Nova Estate Agents
- Three Double Bedrooms
- Good Condition Throughout
- Two Reception Rooms
- Close to Train Station & Town Centre
- Press Play Button For 360° Walkaround Tour

£250,000

Approx Gross Internal Area  
91 sq m / 976 sq ft



Ground Floor  
Approx 41 sq m / 439 sq ft

First Floor  
Approx 29 sq m / 314 sq ft

Second Floor  
Approx 21 sq m / 222 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	