



PR
PROPERTY

23 Copperfields, Luton, Bedfordshire, LU4 0JX
£189,995

- EXCLUSIVE TO PR PROPERTY
- ON SITE PARKING
- BUY TO LET POTENTIAL £1000.00 PCM

- ONE BEDROOM CLUSTER HOUSE
- COMMUNAL GARDENS
- MUST BE VIEWED

- CHAIN FREE
- PERFECT FOR BTL OR FTB
- CLOSE TO HOSPITAL, M1 AND LEAGRAVE STATION

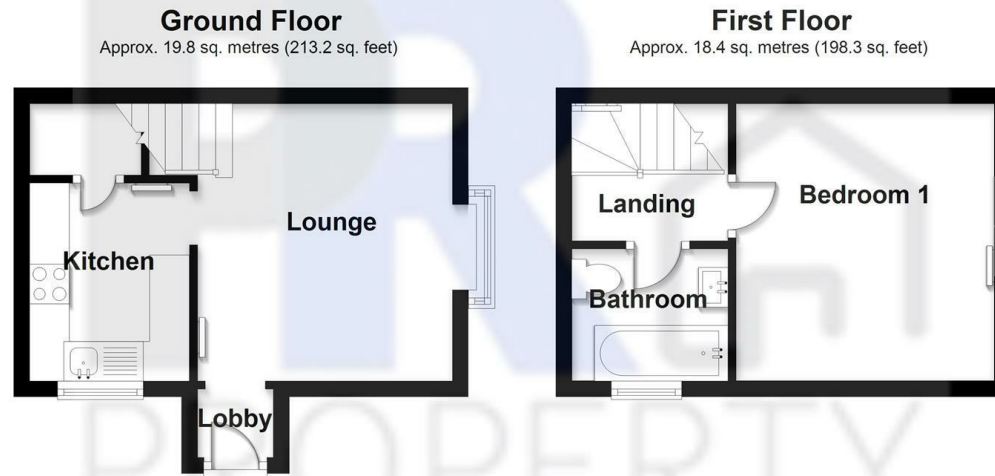
Exclusive to P&R Property — Don't miss this chain free, one bedroom cluster house tucked away in a popular Luton location. Freshly redecorated throughout, the property is ready to move straight into with minimal fuss. Perfectly placed for commuters with Leagrave railway station (Thameslink) close by, easy M1 access, and Luton & Dunstable Hospital just around the corner. Whether you're a first time buyer looking to get onto the ladder or a savvy investor eyeing up strong rental returns of circa £1,000 PCM, this one ticks all the right boxes. A viewing really is a must to fully appreciate what's on offer here.

LOUNGE 11'6" X 10'7" (3.50M X 3.22M)

KITCHEN 8'4" X 6'7" (2.54M X 2.01M)

BEDROOM 1 11'7" X 10'6" (3.53M X 3.20M)

BATHROOM



Total area: approx. 38.2 sq. metres (411.4 sq. feet)

23 copperfields

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	