



PR
PROPERTY

15 Tavistock Street, Luton, Bedfordshire, LU1 3UR
£247,500

- EXCLUSIVE TO P&R PROPERTY SALES
- TERRACED
- CLOSE TO TOWN CENTRE
- MUST BE VIEWED

- CHAIN FREE
- MODERN KITCHEN AND BATHROOM
- BTL POTENTIAL £1600 PCM

- THREE BEDROOMS
- PRIVATE REAR GARDEN
- CLOSE TO LUTON TOWN CENTRE

Exclusive to P&R Property — *** CHAIN FREEE *** This is a fantastic opportunity to secure a three bedroom terraced home in one of Luton's most conveniently located streets. Whether you're a first time buyer ready to take that exciting step onto the property ladder, or a savvy investor looking to add to your portfolio, this chain free home is well worth your attention. Just a short walk from Luton town centre, The Mall, and the mainline train station, the location is hard to beat. With on street parking, a private rear garden, and a strong buy to let potential of £1,500–£1,600 pcm, this one really does need to be seen to be appreciated.

LOUNGE/DINER 25'5" X 11'4" (7.75M X 3.45M)

Double glazed window to front, double glazed window to rear, two fireplaces, fitted carpet, stairs.

Patio area and lawn, access to front.

KITCHEN 9'0" X 5'7" (2.74M X 1.70M)

Refitted with a matching range of base and eye level units and cupboards, stainless steel sink with tiled splashbacks, fridge, freezer, washing machine and cooker, double glazed window to side, door to garden.

BATHROOM

Recently refitted with three piece suite comprising deep panelled bath with shower attachment over, pedestal wash hand basin and close coupled WC, door.

LANDING

Stairs.

BEDROOM 1 10'10" X 11'4" (3.31M X 3.45M)

Double glazed window to rear, radiator.

BEDROOM 2 11'3" X 6'7" (3.43M X 2.00M)

Double glazed window to front, radiator,

BEDROOM 3 12'4" X 11'4" (3.75M X 3.45M)

Double glazed velux window to rear, radiator.

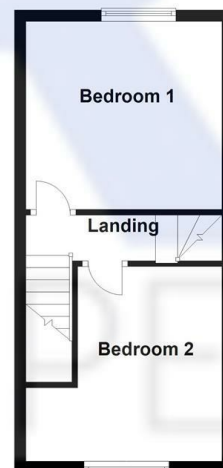
OUTSIDE

REAR GARDEN

Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	