



44 Russell Rise, Luton, LU1 5EX
£275,000

PR 
PROPERTY

44 Russell Rise, Luton, LU1 5EX

Exclusive to PR Property - Offered with the benefit of no upper chain, this deceptively spacious home on Russell Rise offers an exceptional, high-yield opportunity for investors or a perfect setup for growing families. Spanning over 1,020 square feet, the highly versatile layout currently features two large reception rooms and three genuine double bedrooms. Crucially, the bay-fronted lounge is perfectly set up to be utilised as a fourth bedroom, with a separate dining room and a large kitchen/breakfast room completing the ground floor. The property also benefits from a modern family bathroom on the first floor, a highly practical ground floor guest WC, and a private rear garden. Positioned in a prime rental location, it is ready to rent immediately to a family at approximately £1,650 PCM, or offers superb HMO conversion potential (subject to licensing) to generate an impressive income of £2,400 PCM.

GROUND FLOOR

ENTRANCE HALL

LOUNGE / BEDROOM 4 13'7" X 11'1" (4.14 X 3.38)

DINING ROOM 11'7" X 11'1" (3.53 X 3.38)

KITCHEN/BREAKFAST ROOM 16'5" X 8'10" (5.00 X 2.69)

WC

FIRST FLOOR

LANDING

BEDROOM 1 16'3" X 11'5" (4.95 X 3.48)

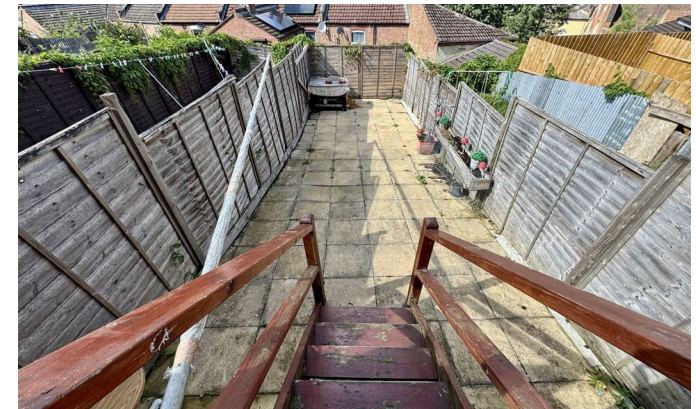
BEDROOM 2 11'7" X 9'6" (3.53 X 2.90)

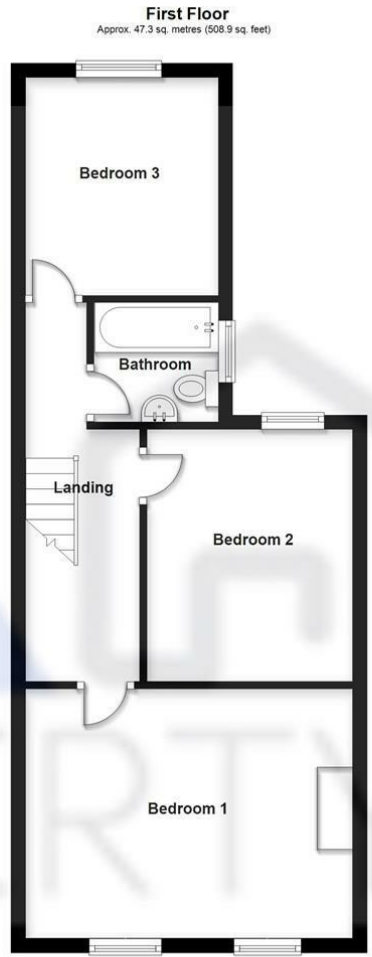
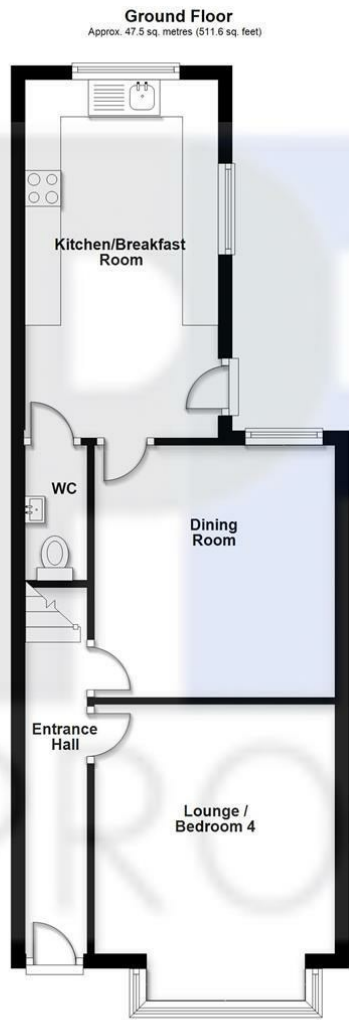
BEDROOM 3 10'0" X 8'10" (3.05 X 2.69)

BATHROOM

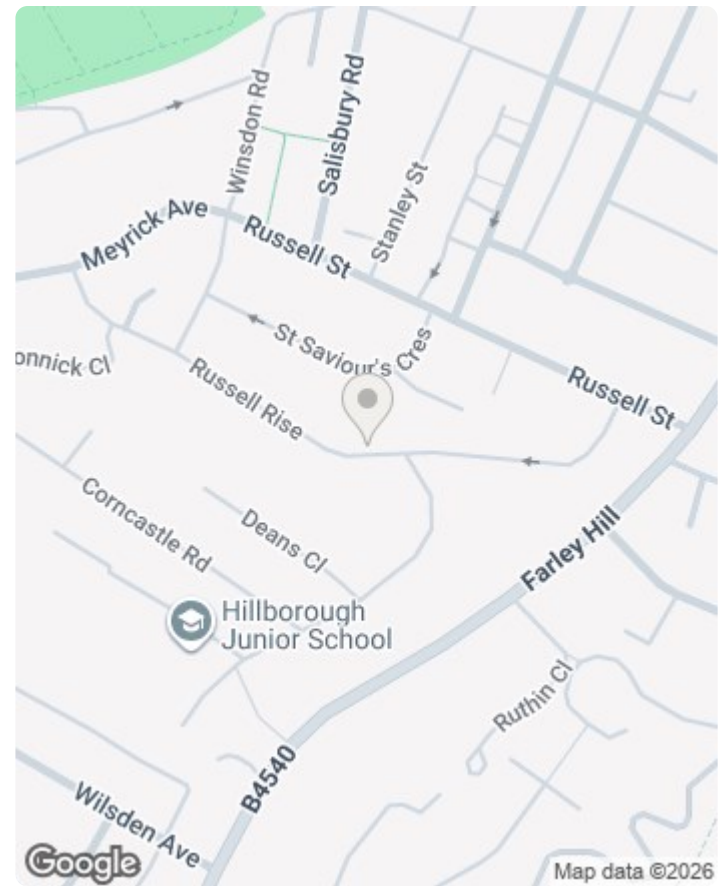
OUTSIDE

REAR GARDEN





Total area: approx. 94.8 sq. metres (1020.6 sq. feet)
44 russell rise



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

