



Connells

Arthur Street  
Luton



### Property Description

This generously proportioned two-bedroom mid-terrace property offers well-planned accommodation arranged over three floors and presents an excellent opportunity for first-time buyers, growing families or buy-to-let investors.

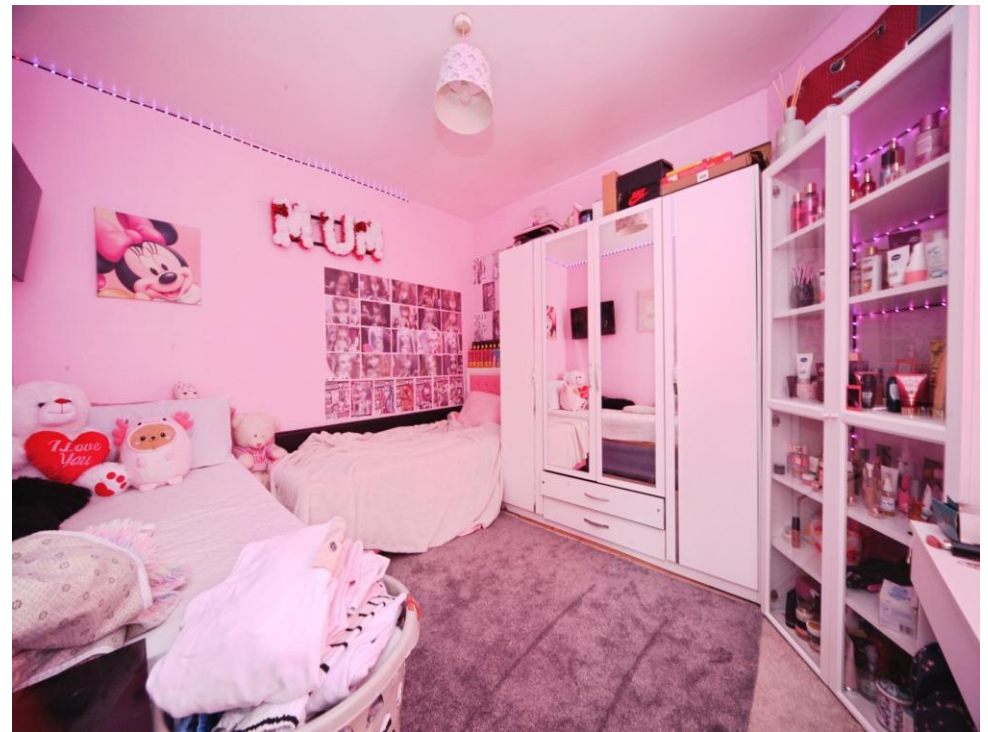
The ground floor comprises a welcoming front reception room which could serve as a dining room, a spacious lounge positioned to the rear, and a fitted kitchen providing ample worktop and storage space. A useful lean-to offers additional storage and access to the rear.

To the first floor are two well-sized bedrooms and a family bathroom fitted with a bath, wash hand basin and WC.

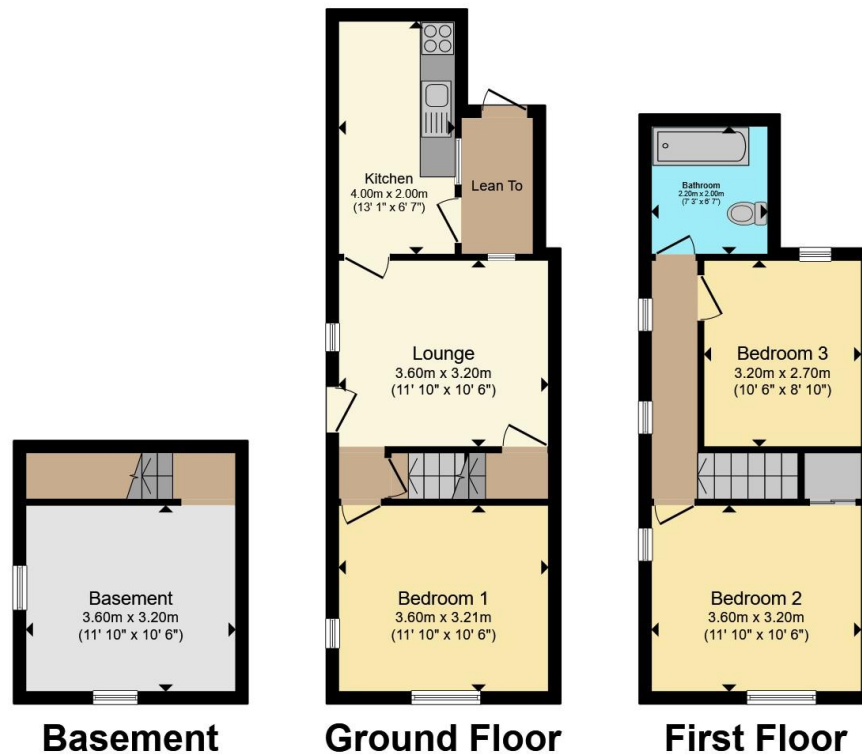
A particular feature of the property is the additional basement level, providing valuable storage space and potential for a variety of uses, subject to any necessary consents.

Extending to approximately 905 sq. ft. overall, the property combines character, practicality and versatility, making it an attractive home for a wide range of purchasers.









Total floor area 84.1 m<sup>2</sup> (905 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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LUTON LU1 2AT

EPC Rating: G Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT318350](http://connells.co.uk/Property/LUT318350)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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