



## 12 Baker Street , Luton, LU1 3PX

A fantastic investment opportunity to purchase this spacious three double bedroom house located on Baker Street, just a short walk from Luton train station and the town centre. The property offers two reception rooms, a fitted kitchen and bathroom, a private rear garden and permit parking to the front. Currently let to long term tenants who have lived here for over 12 years and are paying £1,650 PCM, it provides an immediate rental income for landlords. Offered chain free, the property also has excellent potential to be converted into an HMO (subject to planning permission), making it an ideal investment for those looking to maximise returns. Call Nova Estate Agents today to arrange a viewing and secure this great opportunity.

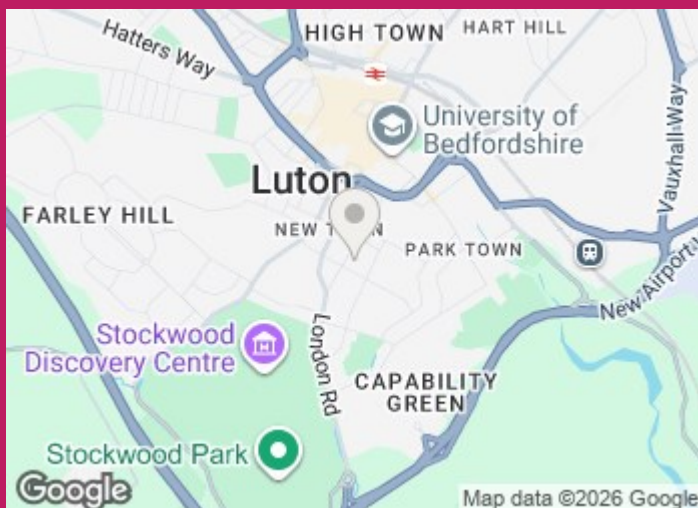
£275,000

# 12 Baker Street

, Luton, LU1 3PX



- Nova Estate Agents
- Rear Enclosed Garden
- Town Centre Location, Walking Distance of The Mall and Train Station
- Press Play Button For 360° Walkaround Tour
- 3 Double Bedrooms
- Permit Parking
- Chain Free
- Current Rental £1650 PCM
- 2 Reception Rooms
- Perfect Investment With Tenants in Situ

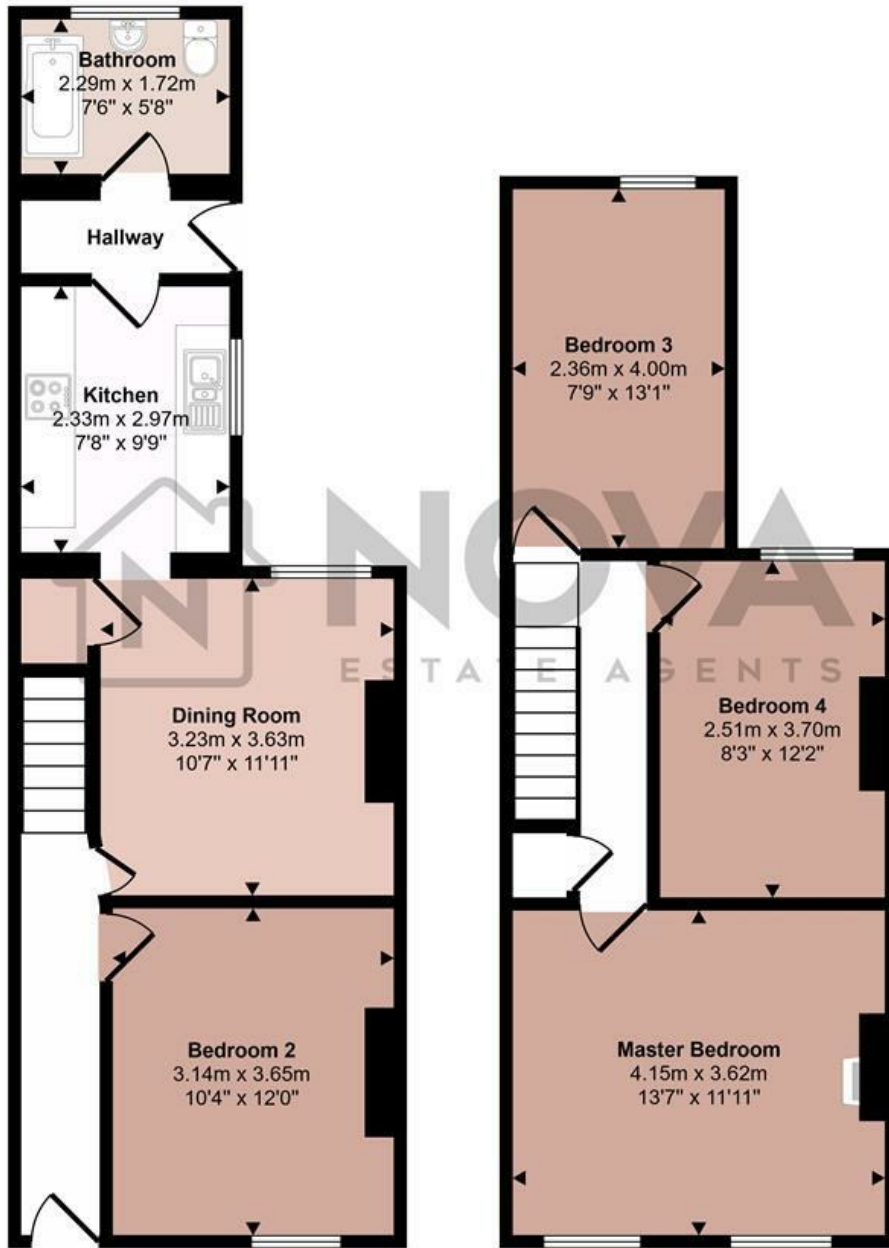


[Directions](#)



# Floor Plan

Approx Gross Internal Area  
86 sq m / 924 sq ft



**Ground Floor**  
Approx 45 sq m / 483 sq ft

**First Floor**  
Approx 41 sq m / 441 sq ft

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	