



**30 Hazelwood Close, Luton, LU2 8AR**  
**£230,000**



# 30 Hazelwood Close, Luton, LU2 8AR

Exclusive to P&R Property

A fantastic opportunity to add value in the highly sought after Stopsley area. This two bedroom terraced home offers tremendous potential for buyers looking to create their dream home or savvy investors seeking strong rental returns of approximately £1,400 PCM. Whilst the property requires full modernization throughout, it boasts brilliant bones including gas central heating, a private rear garden perfect for entertaining, and the added bonus of a garage at the rear. The location is superb—close to excellent schools, swift access to the M1 and transport links, and just moments from Luton Airport. Being offered chain free means you can move quickly on this exciting project.

## ENTRANCE HALL

**LIVING ROOM 12'5" X 11'3"**  
**(3.81 X 3.43)**

**KITCHEN DINER 14'2" X 10'7"**  
**(4.33 X 3.23)**

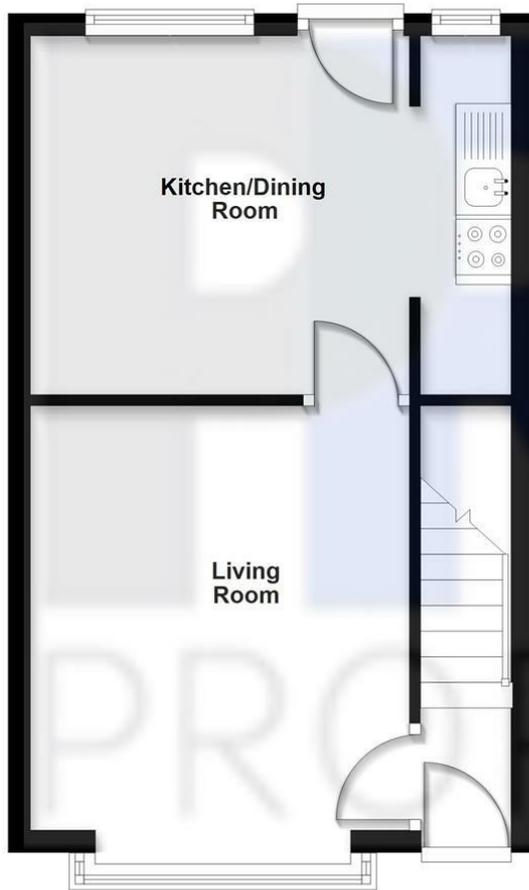
**BEDROOM ONE 14'6" X 9'8"**  
**(4.42 X 2.97)**

**BEDROOM TWO 11'6" X 8'7"**  
**(3.53 X 2.64)**

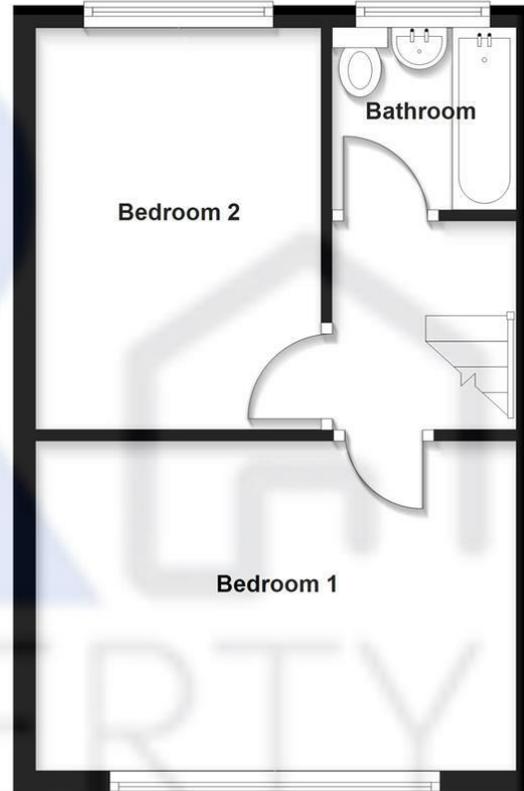
**BATHROOM**



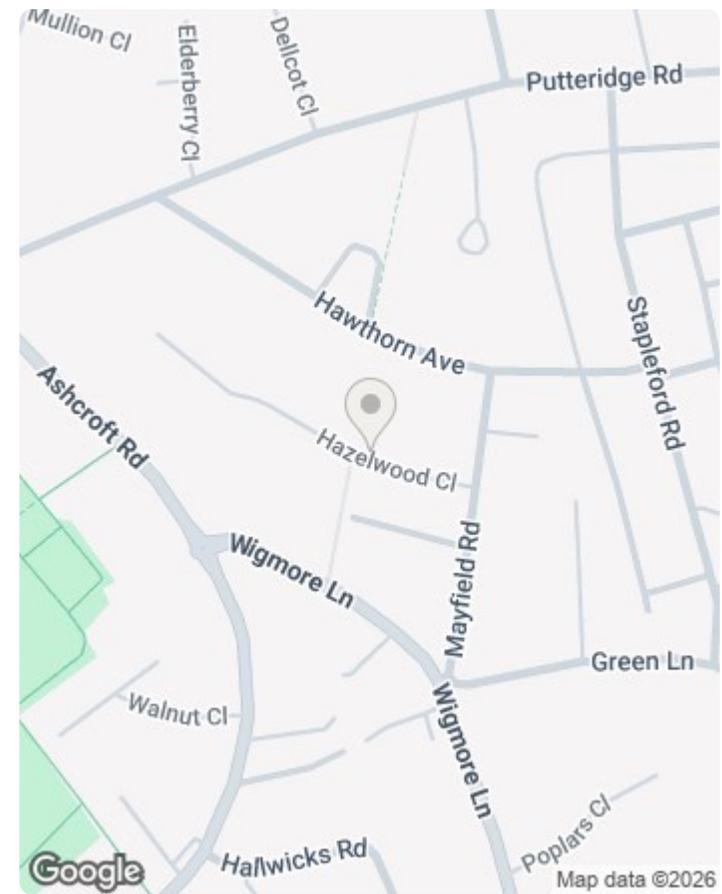
**Ground Floor**  
Approx. 31.4 sq. metres (338.1 sq. feet)



**First Floor**  
Approx. 29.0 sq. metres (312.7 sq. feet)



Total area: approx. 60.5 sq. metres (650.8 sq. feet)  
**30 Hazelwood Close, Luton**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

