



14 Wimborne Road, Luton, LU1 1PD

Ideally situated within walking distance of Luton Town Centre, this well presented two double bedroom home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, families or buy-to-let investors.

The ground floor comprises a welcoming lounge, a separate reception room, a well-equipped kitchen providing ample cupboard and storage space, and a recently renovated family shower room.

Upstairs, the property benefits from two generously sized double bedrooms, with one bedroom featuring the added convenience of its own shower. A further advantage is the converted loft space, which is currently used as a practical additional room and offers excellent potential to create a further bedroom, subject to the installation of a suitable staircase and any necessary consents.

£250,000

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Modernised 2 Bedroom Home
- Loft Room
- Shower En-suite to Master Bedroom
- Low Maintenance Garden
- Newly Renovated Shower Room
- Popular Location
- Situated Close to Town Centre & Transport Links

Approx Gross Internal Area
71 sq m / 763 sq ft



Denotes head height below 1.5m

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	