



23 Copperfields, Luton, Bedfordshire, LU4 0JX
£200,000



- EXCLUSIVE TO PR PROPERTY
- ON SITE PARKING
- BUY TO LET POTENTIAL £1000.00 PCM

- ONE BEDROOM CLUSTER HOUSE
- COMMUNAL GARDENS
- MUST BE VIEWED

- CHAIN FREE
- PERFECT FOR BTL OR FTB
- CLOSE TO HOSPITAL, M1 AND LEAGRAVE STATION

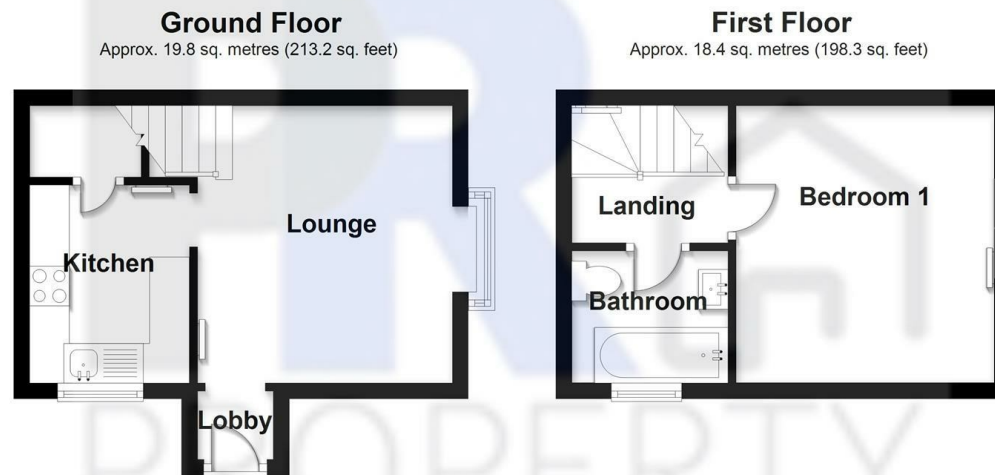
Exclusive to P&R Property — Tucked away in the Challney area of Luton, this charming one bedroom cluster house offers a fantastic opportunity for first time buyers and buy-to-let investors alike. Chain free and ready to go, it's one you won't want to hang about on. Enjoy the ease of on-site parking and the benefit of communal gardens, all within easy walking distance of Luton & Dunstable Hospital and Leagrave railway station. With the M1 motorway close by and excellent transport links throughout, this compact and cleverly designed home punches well above its weight. Viewing is absolutely essential.

LOUNGE 11'6" X 10'7" (3.50M X 3.22M)

KITCHEN 8'4" X 6'7" (2.54M X 2.01M)

BEDROOM 1 11'7" X 10'6" (3.53M X 3.20M)

BATHROOM



Total area: approx. 38.2 sq. metres (411.4 sq. feet)

23 copperfields

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	