



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £240,000

Spencer Road, Luton, Bedfordshire, LU3 1JU



## KEY FEATURES:

- SPACIOUS TWO BEDROOM TERRACE HOME • COMPLETELY REFURBISHED THROUGHOUT •
- DECORATED TO A CONTEMPORARY THEME • NEW CENTRAL HEATING SYSTEM • TWO WELL PROPORTIONED RECEPTION ROOMS • REFITTED BATHROOM SUITE & CLOAKROOM • REFITTED KITCHEN
- REWIRED & NEWLY PLASTERED THROUGHOUT

## Description

MANTONS ESTATE AGENTS proudly presents this fully refurbished two-bedroom terrace home. Renovated to the highest standards, this property has undergone extensive upgrades including re-plastered walls & ceilings, updated electrics, and a brand-new heating system. The kitchen, bathroom, & cloakroom have been completely refitted, and all floor coverings have been replaced.

Ideal for first-time buyers or investors, with potential rental income of approximately £1200 per month.

This charming property features a sitting room with separate living room, a newly refitted kitchen, leading to a ground floor bathroom with a separate WC, and two generously sized bedrooms.

Additional benefits include gas central heating serviced via a combination boiler, an enclosed rear garden, and double-glazed windows & doors.

For more information or to arrange a viewing, please contact Mantons Estate Agents.

Spencer Road is located in the popular 'Biscot Area' area of Luton. Within close proximity of all local amenities, including shops & schooling. Junction 10 of the M1 motorway, Luton ThamesLink train station & London Luton airport are all within easy reach. Denbigh Primary & High are the school catchments

## Additional Information

EPC Rating D. Council Tax Band A. 728 sqft (Approx.)

