



MANTONS

ESTATE AGENTS

2 Bedroom End Terraced for Sale - £250,000

Brussels Way, Luton, Bedfordshire, LU3 3TJ



KEY FEATURES:

- TWO BEDROOM END OF TERRACE HOME • OVERLOOKING OPEN COUNTRYSIDE TO REAR • MODERN BATHROOM SUITE • FITTED KITCHEN • 15FT LIVING ROOM & 11FT CONSERVATORY • EASY ACCESS TO M1 JUNCTION 11 & 11A • WALKING DISTANCE TO LEAGRAVE STATION • LARGER THAN AVERAGE REAR GARDEN

Description

MANTONS ESTATE AGENTS are delighted to present this well maintained two bedroom end of terrace home, ideally situated in Marsh Farm.

This property offers an excellent opportunity for first-time buyers or as a lucrative buy-to-let investment, with a potential rental income of £1200.00 per month.

Overlooking picturesque open countryside to the rear, notable features of this home include a modern bathroom suite, an 11ft conservatory and solar panels.

In summary, the property comprises a spacious 15ft living room with spiral stairs leading to the first floor, fitted kitchen opening onto an 11ft conservatory with a tiled & insulated roof. Upstairs, you'll find a contemporary bathroom suite and two generously sized bedrooms.

Additional highlights of this property include an allocated parking bay, a larger than average enclosed rear garden complete with garden sheds, side access, an intruder alarm, gas central heating and double glazing throughout.

Mantons Estate Agents warmly welcome inquiries and can readily arrange a convenient internal viewing. Seize the opportunity to make this promising property your own.

Brussels Way is situated within the 'Marsh Farm' development in the North part of Luton, offering residents convenient access to a range of local amenities, this particular property enjoys views to open countryside to the rear. Within walking distance, you can find essential services such as convenient stores, a pharmacy, doctors, & local bus routes. Transportation is facilitated by the proximity of Leagrave ThamesLink train station, located approximately 1.4 miles from the property, & easy access to junction 11 and 11a of the M1. For families, the property falls within the school catchment areas of Whitefield Primary & Lea Manor High, providing educational options for residents. This location combines accessibility & community services, making it a potentially desirable area for those considering living in the North part of Luton.

Additional Information

EPC Rating C. Council Tax Band B. 683 sqft (Approx.)

