



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £185,000

Spencer Road, Luton, Bedfordshire, LU3 1JU



## KEY FEATURES:

- SPACIOUS TWO BEDROOM TERRACE HOME • IDEAL FIRST TIME OR INVESTMENT PURCHASE • REPRESENTING EXCELLENT VALUE FOR MONEY • FITTED KITCHEN & GROUND FLOOR BATHROOM • TWO WELL PROPORTIONED RECEPTION ROOMS • ENCLOSED REAR GARDEN • GAS CENTRAL HEATING • EASY ACCESS TO M1 & TRAIN STATION

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this spacious two bedroom terrace home. This property represents excellent value for money, surely one not to be missed.

This is an ideal first time or investment purchase (Approx. £850 per month).

In brief the property comprises; Sitting room & separate living room, fitted kitchen, leading through to a ground floor bathroom with separate WC & two well proportioned bedrooms.

Further benefits include; Gas central heating, enclosed rear garden and double glazed windows & doors.

Contact Mantons Estate Agents for more information or to arrange a viewing.

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 Thames Link train station & London Luton airport are all within easy reach. Denbigh Primary & High are the school catchments

## Additional Information

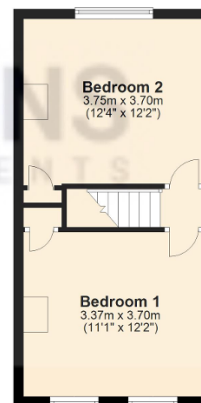
EPC Rating E. Council Tax Band A. 728 sqft (Approx.)



**Ground Floor**  
Approx. 39.1 sq. metres (420.6 sq. feet)



**First Floor**  
Approx. 28.6 sq. metres (307.5 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)