



MANTONS

ESTATE AGENTS

3 Bedroom End Terraced for Sale - £365,000

St Pauls Road, Luton, Bedfordshire, LU1 3RX



KEY FEATURES:

- TRADITIONAL 1930'S END TERRACE HOME • THREE GENEROUS SIZE BEDROOMS • LOUNGE & SEPARATE DINING ROOM • FITTED KITCHEN & BATHROOM • OUTBUILDINGS IN GARDEN (UTILITY/OFFICE) • WALKING DISTANCE TO LUTON TRAIN STATION • EASY ACCESS TO JUNCTION 10 OF M1 • GAS CENTRAL HEATING

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well presented, extended traditional three bedroom end terrace home. Positioned within walking distance to Luton Town centre & Luton Thames Link train station.

Ideal first time or investment purchase (£1200 rental income per month). Extended to the rear creating a larger kitchen & living room. Decorated to a contemporary theme with modern fixtures & fittings.

In brief the property comprises; Entrance hall with stairs rising to the first floor, lounge with separate dining room, fitted kitchen & bathroom and three generous size bedrooms, master bedroom with fitted wardrobes.

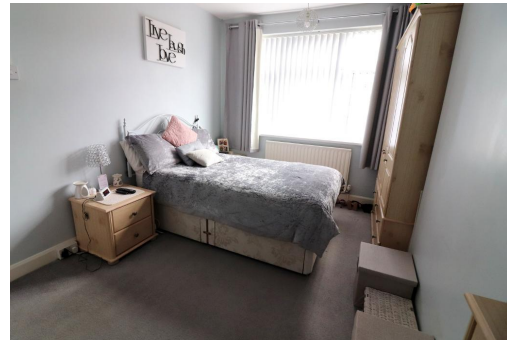
Further benefits include; Double glazed windows & doors, secluded rear garden with paved patio. Two brick built out-buildings at the bottom of the garden, currently utilised as a utility room with power & light that could also be used as an office and second is used as a shed, block paved driveway.

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

St Pauls Road is located in South Luton, the ideal location for commuters, approximately five minutes walk to the mainline Luton Parkway train station from which can be as little as a 22 minute train trip from Luton to St Pancras in London. Around five minutes walk to Luton town centre with its shopping Mall, cinema multiplex, and range of restaurants and food venues. With access to the M1 junction 10 motorway, again only a few minutes drive away, and also less than 10 minutes drive from Luton London airport. Luton Retail Park is only a short drive away with retailers such as Next, Argos, Starbucks, and many more.

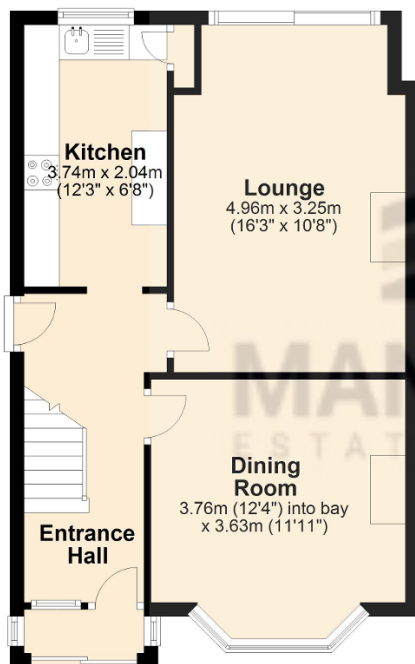
Additional Information

EPC Rating TBC. Council Tax Band C. 948 sqft (Approx).



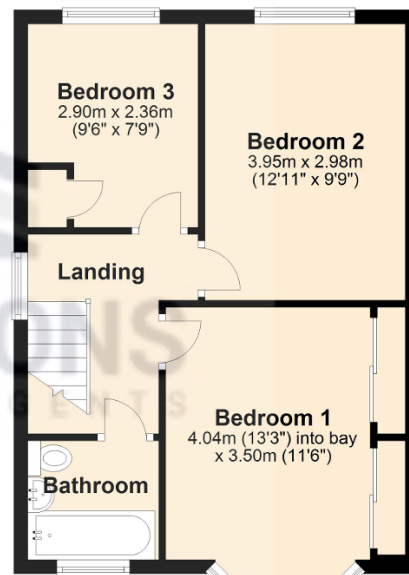
Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.0 sq. feet)