



MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £315,000

Portland Road, Luton, Bedfordshire, LU4 8AY



KEY FEATURES:

- WELL APPOINTED & SPACIOUS TERRACE HOME • TWO GENEROUS SIZE BEDROOMS • 12FT KITCHEN & REFITTED BATHROOM SUITE • EASY ACCESS TO LEAGRAVE TRAIN STATION • 22FT LOUNGE/DINER • WALKING DISTANCE TO SCHOOLS & SHOPS • GENEROUS SIZE REAR GARDEN • REWIRED & RE-PLASTERED

Description

MANTONS ESTATE AGENTS proudly presents this beautifully appointed two bedroom terraced home in the highly sought after Kingsway area.

An excellent choice for first-time buyers or investors, this property offers a potential rental income of £1,300 per month. Stylishly decorated with a modern theme, it boasts newly plastered ceilings & walls, fully re-wired, a sleek 12ft kitchen & a contemporary bathroom suite, ensuring a comfortable and sophisticated living space.

The home features a welcoming entrance hall leading to a spacious 22ft lounge/diner, with patio doors opening to the rear garden. The fitted modern kitchen complements the space, while upstairs, two generously sized bedrooms are accompanied by a stylishly refitted bathroom suite.

Adding to its appeal, the property includes a secluded rear garden with gated shared side access, a convenient driveway to the front & double glazed windows & doors for enhanced efficiency.

For viewing arrangements or further information, contact Mantons Estate Agents today.

Portland Road is located within walking distance of all local amenities including an array of shops, convenient stores & restaurants. Junction 11 of the M1 motorway, Legrave ThamesLink train station & L&D hospital are all within easy reach. The Linden Academy Primary & Challney Secondary are the school catchments.

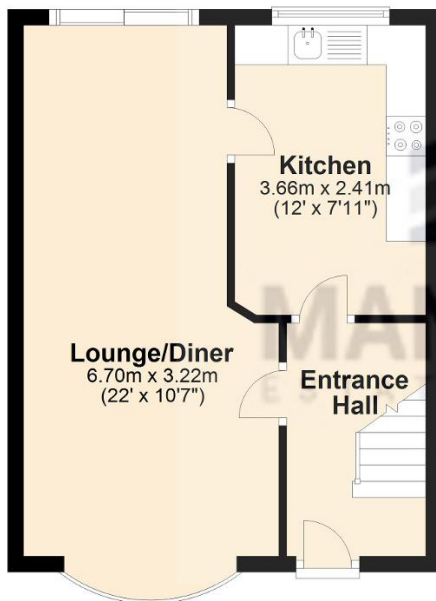
Additional Information

EPC Rating E. Council Tax Band C. 717 Sq.ft (Approx.)



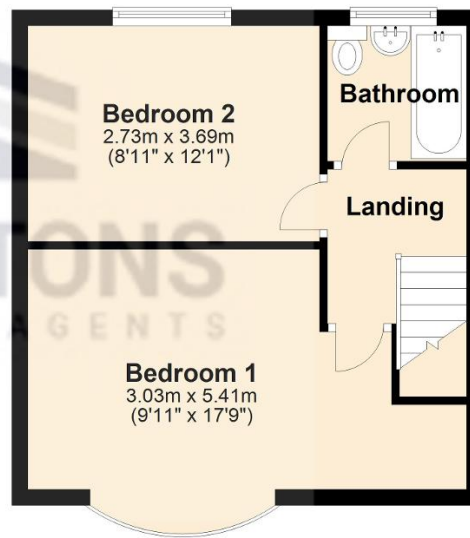
Ground Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



Total area: approx. 66.6 sq. metres (717.3 sq. feet)