

135 Coverdale, Luton, LU4 9XG
Auction Guide £215,000

R ROBINSONS



BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £215,000.

A WELL PRESENTED, TWO BEDROOM TERRACED FAMILY HOME, SOLD WITH A TENANT IN SITU CURRENTLY PAYING £1,250 PCM, NESTLED IN A QUIET CUL-DE-SAC LOCATION IN COVERDALE WITH A SOUTH FACING GARDEN, IDEALLY LOCATED FOR M1 TRANSPORT LINKS.

The accommodation comprises an entrance hall leading through to a bright and spacious open-plan living and dining room, featuring bifolding doors opening directly onto the rear garden, creating an excellent space for both everyday living and entertaining. The kitchen is positioned off the main living area and provides practical workspace and storage.

To the first floor, the landing gives access to two generous double bedrooms, both benefitting from built-in wardrobes, along with a well-appointed family bathroom. The property further benefits from a fully boarded loft, offering valuable additional storage and potential for future use, subject to the necessary consents.



20 West Street

Dunstable

Bedfordshire

LU6 1SX

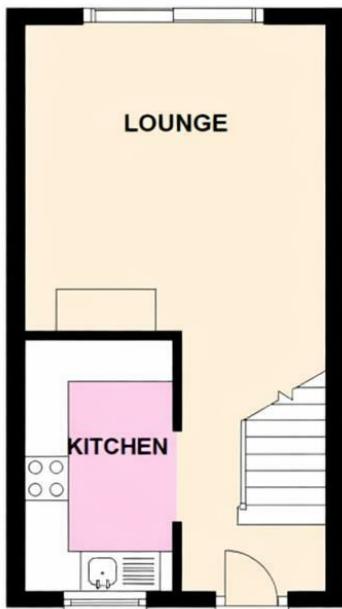
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GROUND FLOOR

APPROX. 34.6 SQ. METRES (372.33. FEET)



FIRST FLOOR

APPROX. 28.3 SQ. METRES (304.33 FEET)



TOTAL AREA: APPROX. 62.9 SQ. METRES (676.6 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	