



PR
PROPERTY

118 Cowper Street, Luton, Bedfordshire, LU1 3SE
£230,000

- Exclusive to PR Property Sales
- Close to good schools
- Buy to let potential £1400pcm

- No Upper Chain
- Excellent transport links to Motorway, Train, and airport
- Chain Free

- 2 Double Bedrooms
- Private Garden
- Must be viewed

Exclusive to P&R Property — If you're a first time buyer looking to get a foot on the ladder, or an investor seeking a ready-to-go addition to your portfolio, look no further than this charming two bedroom terraced home in the heart of Luton. Offered chain free and ideally positioned within easy walking distance of Luton town center, the Arndale Centre, and the mainline train station, the location truly speaks for itself. With gas central heating, a private rear garden, and strong buy to let potential at around £1,400 pcm, this is a property that ticks all the right boxes. An early viewing is highly recommended.

DINING ROOM 10'10" X 10'6" (3.30M X 3.20M)

LOUNGE 10'8" X 10'6" (3.26M X 3.20M)

KITCHEN 10'0" X 6'4" (3.04M X 1.92M)

BATHROOM

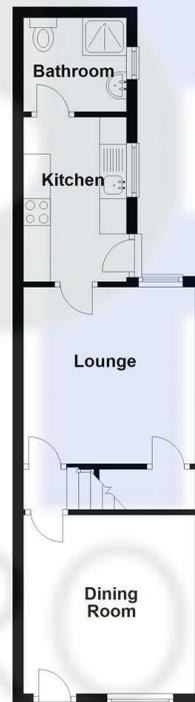
BEDROOM 1 10'10" X 10'6" (3.30M X 3.20M)

BEDROOM 2 10'6" X 10'6" (3.20M X 3.20M)

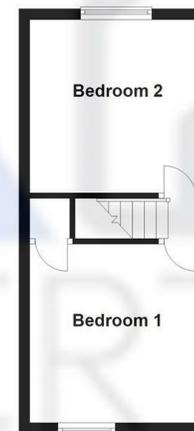
OUTSIDE

REAR GARDEN

Ground Floor
Approx. 33.6 sq. metres (361.5 sq. feet)



First Floor
Approx. 23.8 sq. metres (256.5 sq. feet)



Total area: approx. 57.4 sq. metres (618.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	