



66 Butlin road, Luton, LU1 1LD
£230,000



- Two generous double bedrooms
- Brand new carpets fitted throughout
- Excellent buy to let potential — projected rental income of £1,300 PCM
- Two reception rooms — lounge and dining room
- Ground floor bathroom
- Enclosed rear garden
- Gas central heating throughout
- No upper chain — a swift move is on the cards
- Sought after Dallow Road area — close to town centre, train station and local amenities

Exclusive to PR Property - Located in the ever popular Dallow Road area of Luton, this well presented two bedroom terrace home ticks a lot of boxes. With two generous double bedrooms, two reception rooms, a ground floor bathroom and brand new carpets throughout, it's ready to move straight into — or equally well suited as a buy to let investment, with a projected rental income of £1,300 per calendar month. Gas central heating keeps things cosy year round, and with no upper chain, you could be in far sooner than you'd think. Town centre, train station and local amenities are all within easy reach.

LOUNGE 11'5" X 11'5" (3.49M X 3.47M)

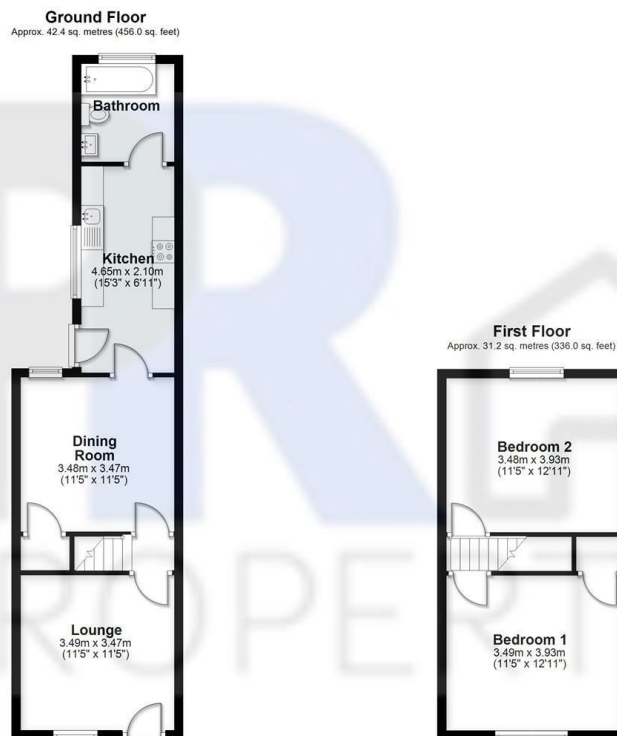
DINING ROOM 11'5" X 11'5" (3.48M X 3.47M)

KITCHEN 15'3" X 6'11" (4.65M X 2.10M)

BATHROOM

BEDROOM 1 11'5" X 12'11" (3.49M X 3.93M)

BEDROOM 2 11'5" X 12'11" (3.48M X 3.93M)



Total area: approx. 73.6 sq. metres (791.9 sq. feet)
66 Butlin Road

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 64 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |