



97 Cambridge Street, Luton, Bedfordshire, LU1 3QT
£240,000

- CHAIN FREE
- BTL POTENTIAL £1,000 PCM
- GAS CENTRAL HEATING
- MUST BE VIEWED

- TWO DOUBLE BEDROOMS
- CLOSE TO TOWN & STATION
- GOOD SCHOOLS NEAR BY

- PRIVATE REAR GARDEN
- GREAT LIVING SPACE
- CLOSE TO MOTORWAY

**** EXCLUSIVE TO P&R PROPERTY SALES *** TWO DOUBLE BEDROOMS *** CHAIN FREE *** TOWN CENTRE LOCATION *** CLOSE TO STATION *** PRIVATE REAR GARDEN *** GREAT CONDITION THROUGHOUT *** GAS CENTRAL HEATING *** BTL POTENTIAL £1,000 PCM *** MUST BE VIEWED ***

The property benefits from accommodation comprising lounge, dining room, fitted kitchen, 2 double bedrooms, bathroom, gas central heating, double glazed windows and garden.

LOUNGE 11'0" X 11'2" (3.35M X 3.40M)

Double glazed window to front, radiator.

DINING ROOM 11'0" X 11'2" (3.35M X 3.40M)

Double glazed window to rear, radiator, door to Storage cupboard.

KITCHEN 14'6" X 6'7" (4.42M X 2.01M)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, integrated dishwasher, space for washing machine, fitted built-in eye level oven, built-in four ring hob with extractor hood over, double glazed window to side, open plan to:

REAR LOBBY

Door to garden, door to

BATHROOM

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, obscure double glazed window to rear, radiator.

LANDING

BEDROOM 1 11'0" X 12'8" (3.35M X 3.87M)

Double glazed window to front, radiator,

BEDROOM 2 11'0" X 12'8" (3.35M X 3.87M)

Double glazed window to rear, radiator,

OUTSIDE

REAR GARDEN

Private rear garden

