



**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

