



**PR**  
PROPERTY

15 Whitby Road, Luton, LU3 1BQ  
Offers in excess of £200,000

- Two bedrooms in a mid-terrace setting
- Bury Park location, close to Luton town centre
- Convenient local amenities nearby
- Private rear garden ideal for outdoor space
- deal opportunity for investors
- Chain free
- In need of full refurbishment
- Potential to add value with improvements

**\*\* Exclusive to PR Property \*\*** This two-bedroom mid-terrace home on Whitby Road in Luton offers an excellent opportunity for those ready to renovate the property. Situated in the sought-after Bury Park area, the property is conveniently close to the town centre, providing easy access to local amenities and transport links. Although the house requires full refurbishment, it features a private rear garden and benefits from gas central heating. Offering a blank canvas to create a comfortable home, it is available chain free, allowing for a swift and straightforward purchase process.

**LIVING ROOM 10'06 X 10'08 (3.20M X 3.25M)**

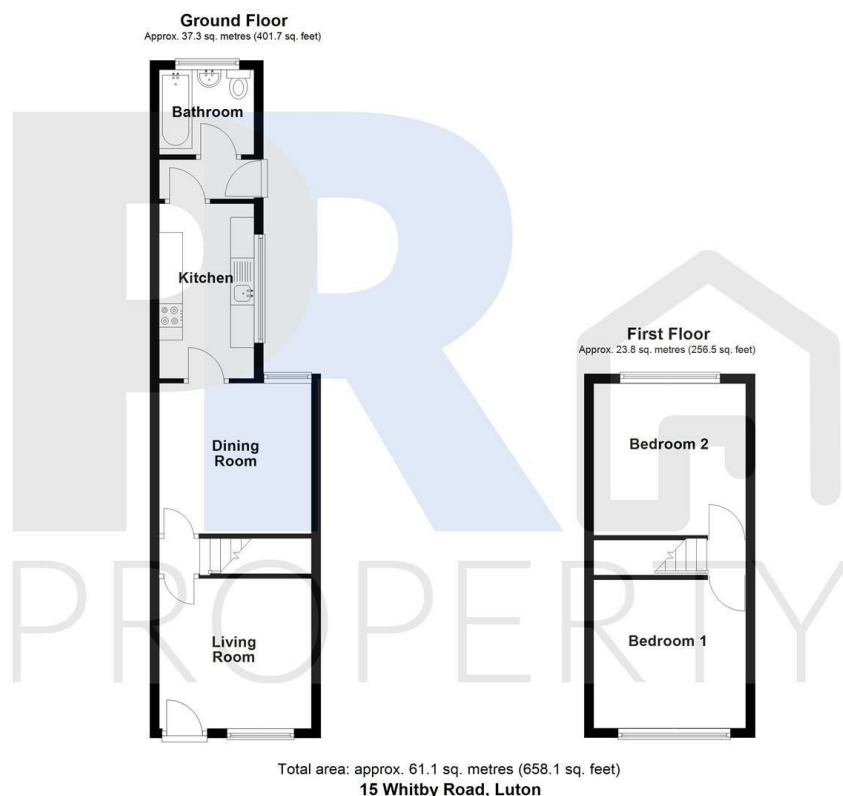
**DINING ROOM 10'08 X 10'06 (3.25M X 3.20M)**

**KITCHEN 12'03 X 6'08 (3.73M X 2.03M)**

**BATHROOM**

**BEDROOM ONE 12'02 X 10'07 (3.71M X 3.23M)**

**BEDROOM TWO 12'02 X 10'07 (3.71M X 3.23M)**



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