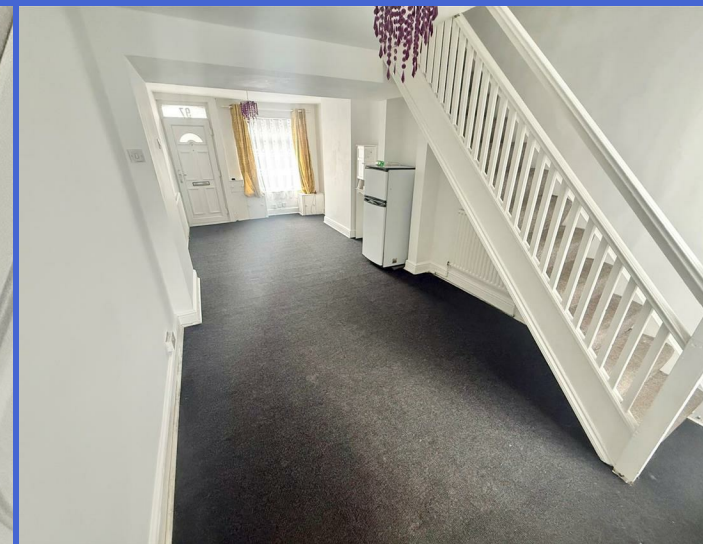




PR
PROPERTY

97 Russell Street, Luton, Bedfordshire, LU1 5EB
£230,000

- EXCLUSIVE TO PR PROPERTY SALES
- GAS CENTRAL HEATING
- PERFECT FOR BTL OR FTB

- LARGE OPEN PLAN LIVING
- PRIVATE REAR GARDEN
- MUST BE VIEWED

- CLOSE TO TOWN CENTRE
- CHAIN FREE

Exclusive to P&R Property — Tucked away on Russell Street in the heart of Luton, this chain free two-bedroom terraced house is a fantastic opportunity for first time buyers and investors alike. The standout feature is the generous open plan living space downstairs, creating a bright and sociable layout that's ready to make your own. Outside, a private rear garden offers a handy outdoor retreat, while the town centre location means Luton train station, the Arndale Centre, the University of Bedfordshire, and a wide range of shops, cafés and restaurants are all within easy walking distance. With a buy to let potential of around £1,400 pcm, the figures speak for themselves.

GROUND FLOOR

LOUNGE/DINER 25'2" X 10'2" (7.67 X 3.11)

KITCHEN 9'11" X 5'11" (3.02 X 1.80)

BATHROOM

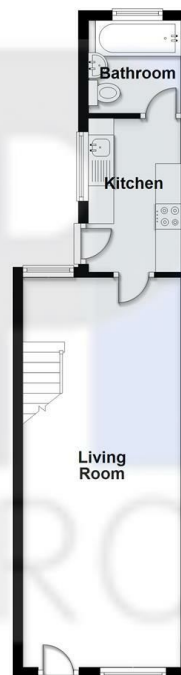
FIRST FLOOR

LANDING

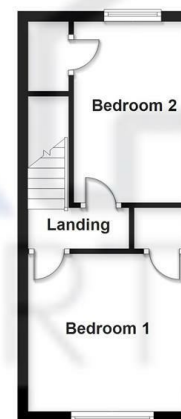
BEDROOM 1 10'10" X 10'2" (3.30 X 3.11)

BEDROOM 2 11'2" X 6'11" (3.41 X 2.12)

Ground Floor
Approx. 33.0 sq. metres (355.6 sq. feet)



First Floor
Approx. 23.8 sq. metres (256.7 sq. feet)



Total area: approx. 56.9 sq. metres (612.3 sq. feet)
97 Russel St

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