



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

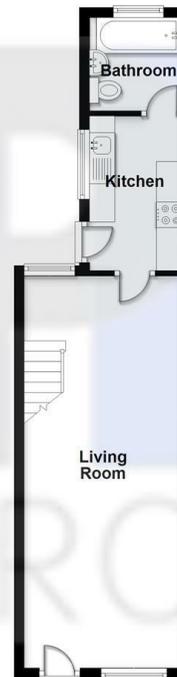
## FIRST FLOOR

## LANDING

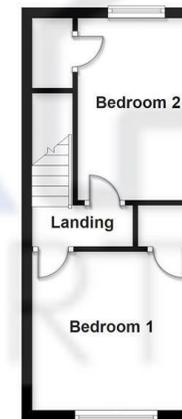
**BEDROOM 1 10'10" X 10'2" (3.30 X 3.11)**

**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			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	