



29 Oregon Way, Luton, Bedfordshire, LU3 4AP
£259,995



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Exclusive to P&R Property — Tucked away in a quiet residential pocket of Barton Hills, this well-presented two-bedroom terraced home is a brilliant opportunity for first-time buyers and investors alike. The bright, open-plan lounge and dining area gives the ground floor a wonderfully sociable feel, while the sunny rear garden is perfect for relaxing or entertaining. With allocated parking, gas central heating, and close proximity to local shops and schools, it truly ticks all the boxes for comfortable everyday living. For investors, the potential rental income of £1,350pcm makes this a compelling buy-to-let prospect well worth considering. And the added benefit of a EPC rating of C.

GROUND FLOOR

ENTRANCE HALL

KITCHEN 10'10" X 6'2" (3.31 X 1.87)

OPEN LOUNGE / DINER 14'10" X 12'2" (4.52 X 3.70)

FIRST FLOOR

LANDING

BEDROOM 1 12'2" X 10'10" (3.70 X 3.31)

BEDROOM 2 12'3" MAX X 7'10" (3.73 MAX X 2.38)

BATHROOM

OUTSIDE

REAR GARDEN

Patio seating area mainly laid to lawn with flower and shrub borders.

PARKING

TO FRONT

Small lawn, path to entrance.



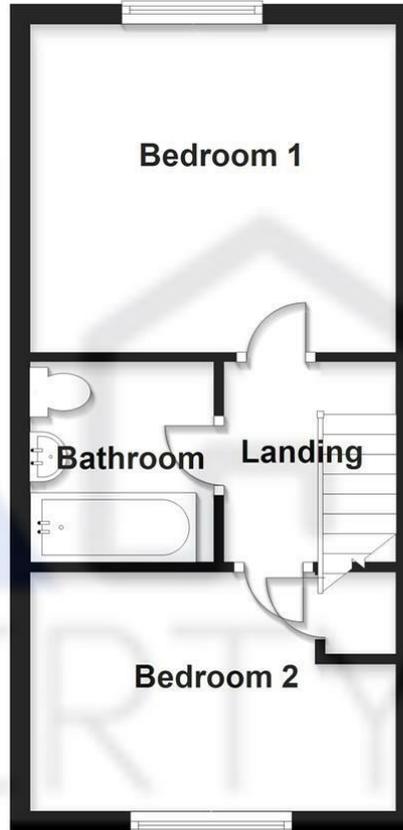
Ground Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



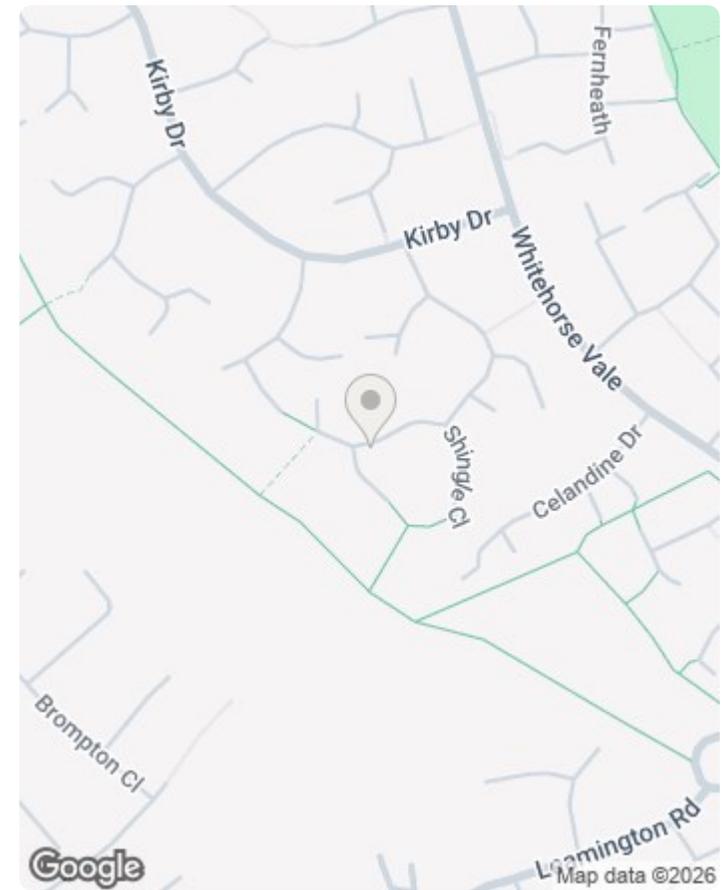
First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 59.0 sq. metres (634.6 sq. feet)

29 Oregon Way



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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	

