

3 Bed Terraced In Lyndhurst Road , Luton, LU1 1LN

£325,000



Ref:16773



SHORT DESCRIPTION

Property Ref: 16773 Situated on the ever-popular Lyndhurst Road, this attractive bay-fronted three-bedroom terraced home offers spacious accommodation across two floors and would make an ideal purchase for families, first-time buyers, commuters or investors seeking a property with excellent potential in a highly convenient location. Properties on this road and within the surrounding Dallow Road area are often popular with landlords, and this home may also suit purchasers exploring HMO potential, subject to the necessary licensing and consents with potential for additional bedrooms if extended into the very spacious loft (STPP). The ground floor comprises an entrance porch and hallway, a comfortable bay-fronted lounge, a separate dining room and a well-appointed kitchen featuring granite worktops and integrated appliances. To the rear, a useful utility area adds practicality, alongside a ground floor bathroom. The first floor offers three good-sized bedrooms and the added convenience of a separate WC. Outside, the property boasts a long, beautifully maintained rear garden with low-maintenance block paving and colourful borders, providing an excellent space for outdoor dining and entertaining. A side alleyway offers useful access. The property is ideally positioned within the popular Dallow Road area, with Brantwood Park just down the road, and close to local amenities, schools, bus links, Luton town centre, Luton station and the M1, making it a superb choice for owner-occupiers and investors alike. We highly recommend viewing this house in person. *Whilst every effort has been made to ensure the accuracy of these particulars, they do not constitute or form part of any offer or contract and no warranty or representation is given as to their accuracy. Property Type: Terraced Full selling price: £325000.00 Tenure: Freehold Council tax band: B EPC rating: C Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Double Glazing, Eco Friendly, Gas Central Heating Chain sale Possession of the property: Self-occupied.

3

Bed Room(s)

2

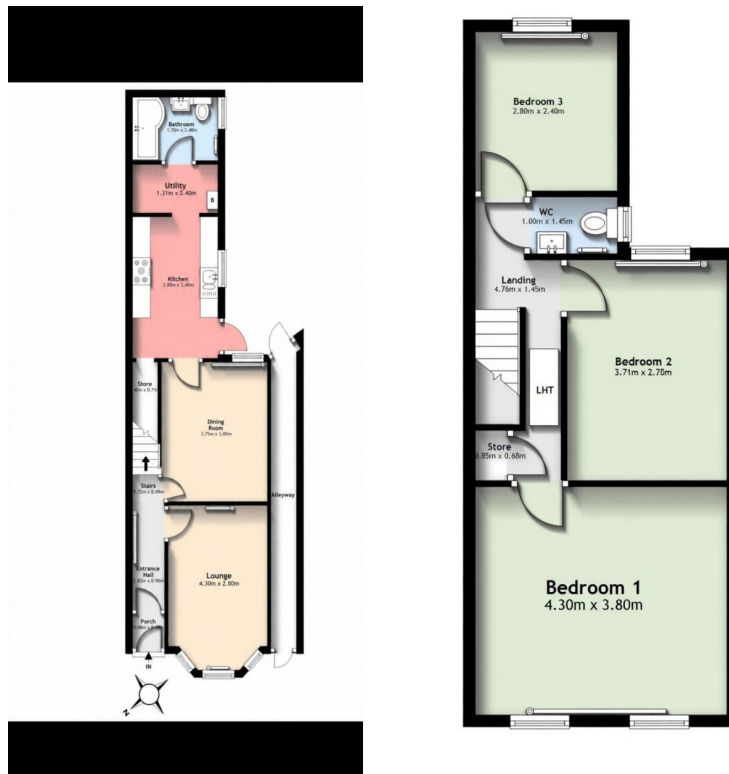
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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