



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - Offers in Excess of £270,000

Dane Road, Luton, Bedfordshire, LU3 1JP



## KEY FEATURES:

- SPACIOUS TWO BEDROOM TERRACE HOME • COMPLETELY REFURBISHED THROUGHOUT • DECORATED TO A CONTEMPORARY THEME • STUDIO/ANNEX CONSTRUCTED IN THE GARDEN • TWO WELL PROPORTIONED RECEPTION ROOMS • REFITTED BATHROOM SUITE & KITCHEN • GAS CENTRAL HEATING VIA COMBI BOILER • INSULATED EXTERIOR

## Description

Mantons Estate Agents proudly presents this fully refurbished two bedroom terraced home. Renovated to the highest standards, this property has undergone extensive upgrades, including re-plastered walls & ceilings, updated electrics & a new heating system (2023). The kitchen & bathroom have been completely refitted & all floor coverings have been replaced.

At the rear of the garden is a brick-built studio/annex, complete with its own kitchen & shower room. The exterior has been fully insulated & rendered, enhancing energy efficiency while adding to the home's curb appeal.

Ideal for first-time buyers or investors, this property offers a rental income potential of approximately £1,300 per month, with additional income potential from the studio/annex.

This charming home features a sitting room & a separate living room, newly refitted kitchen leading to a stylish ground floor bathroom & two generously sized bedrooms.

Additional benefits include gas central heating via a combination boiler, an enclosed south/east-facing rear garden, double glazed windows & doors.

For more information or to arrange a viewing, please contact Mantons Estate Agents.

Dane Road is situated in the sought-after Biscot Area of Luton, close to a range of local amenities, including convenient stores, pharmacies, food outlets & larger supermarkets; Aldi & Sainsburys. Conveniently, Junction 10 of the M1 motorway, Luton ThamesLink train station & London Luton Airport are all within easy reach. Denbigh Primary & High Schools are within the catchment area.

## Additional Information

EPC Rating C. Council Tax Band A. 912 sqft (Approx, including studio/annex)

