



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £245,000

Cowper Street, Luton, Bedfordshire, LU1 3RZ



## KEY FEATURES:

- VERY IMPRESSIVE TERRACE HOME • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • WALKING DISTANCE TO LUTON TRAIN STATION • DECORATED TO A CONTEMPORARY THEME • COMPLETELY REFURBISHED IN 2020 • WALKING DISTANCE TO LUTON TOWN CENTRE • PRIVATE SOUTH FACING REAR GARDEN

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this beautifully refurbished two bedroom terraced home, located in the highly sought-after area of South Luton, with the added benefit of no upper chain complications.

The property was fully renovated in 2020, with improvements including new roof tiles, updated electrics & a modern central heating system. The interior has been finished to a high standard, featuring contemporary décor, smooth ceilings, stylish fixtures & modern floor coverings throughout. This home is ideal for first-time buyers or investors, with an estimated rental income of approximately £1,200 per month.

Perfectly positioned, the property is just a short walk from Luton ThamesLink train station & the town centre, offering excellent convenience for commuters & access to local amenities.

The accommodation comprises two spacious reception rooms, a modern fitted kitchen, a contemporary ground floor shower room & two generously sized bedrooms. Additional benefits include a private, South-facing rear garden, gas central heating operated via a combination boiler & double glazed windows & doors throughout.

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

Cowper Street enjoys a prime location that's ideal for commuters, situated just a mile from Luton ThamesLink train station. From there, it's only a 22-minute journey to St Pancras in central London. Luton town centre is within a relaxed 10-minute walk, offering a vibrant shopping mall, a multiplex cinema & a wide selection of restaurants & eateries.

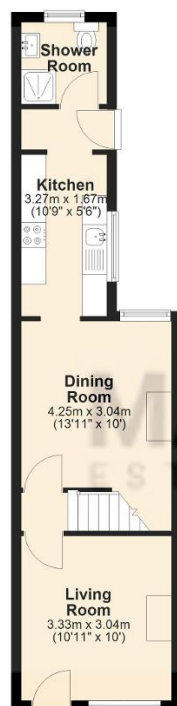
The area is exceptionally well connected, with the M1 (Junction 10) just minutes away by car & London Luton Airport less than a 10-minute drive. For shoppers, Luton Retail Park is also nearby, home to popular stores like Next, Superdrug, Starbucks & more.

## Additional Information

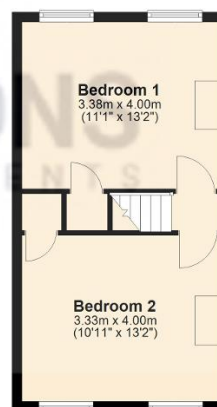
EPC Rating D. Council Tax Band B. 691 Sq.ft (Approx.)



**Ground Floor**  
Approx. 33.6 sq. metres (362.1 sq. feet)



**First Floor**  
Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 64.2 sq. metres (691.3 sq. feet)