

80 Blundell Road, Luton, **Bedfordshire, LU3 1SP**

Asking Price: £350,000 Freehold (Subject to contract)

Urban&Rural
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80 Blundell Road, Luton, Bedfordshire, LU3 1SP

** URBAN AND RURAL LEAGRAVE * TWO RECEPTION ROOMS * IDEAL FIRST TIME BUY * POPULAR SCHOOL CATCHMENT **

A fantastic opportunity to acquire a three-bedroom bay-fronted terraced property, offering excellent potential for buyers looking to create their ideal family home.

Situated on Blundell Road in Luton, this traditional terraced home offers well-proportioned accommodation, two separate reception rooms and a generous rear garden backing onto an attractive green space.

The ground floor features two versatile reception rooms, providing ample space for both comfortable family living and formal dining. The attractive bay-fronted design adds character to the property, while the practical layout offers plenty of scope for personalisation.

Upstairs, the property benefits from three bedrooms, making it an appealing choice for growing families, first-time buyers and investors alike.

Externally, one of the property's standout features is its long rear garden, which backs onto a green space, offering a pleasant outlook and excellent potential for landscaping, outdoor entertaining or family enjoyment.

The property is presented in fair condition and would benefit from some cosmetic updating and modernisation, providing an exciting opportunity for purchasers to add their own style and value

A home with plenty of potential! With its traditional bay-fronted appearance, versatile living accommodation and particularly generous rear garden overlooking green space, this property represents an excellent opportunity for buyers seeking a home they can improve and make their own.

EPC D rating.







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The Local Area:

Located within walking distance to St Josephs Primary school, also Icknield Primary and Secondary schools are in close proximity, Leagrave Train Station and Junction 11 of the M1 Motorway also in close distance.

Local Authority - Luton Council

Council Tax Band - B

At a Glance:

- Three-bedroom bay-fronted terraced house
- Two separate reception rooms
- Generously proportioned accommodation
- Long rear garden backing onto green space
- Traditional character and attractive bay frontage
- Fair condition with scope for modernisation
- Excellent potential to add value
- Ideal for first-time buyers, families or investors
- Located on Blundell Road, Luton



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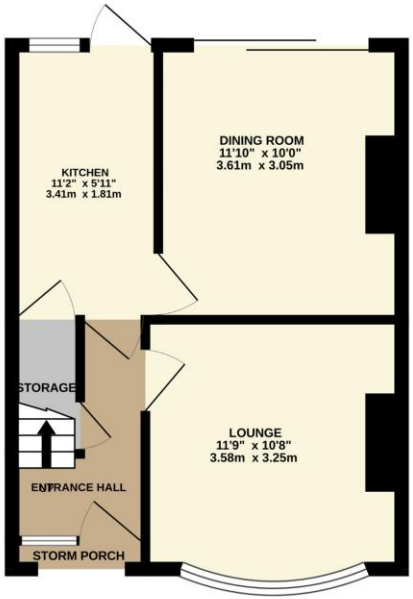




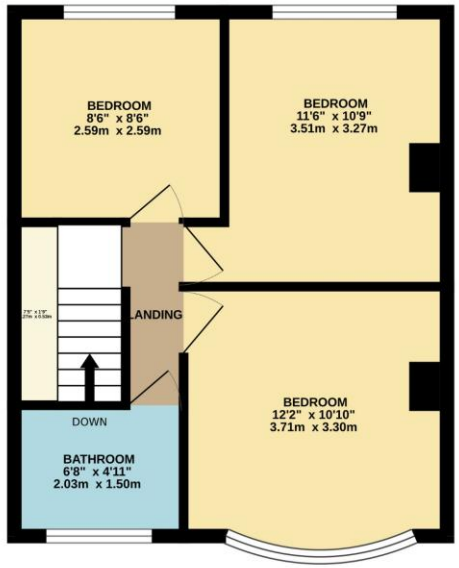


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GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

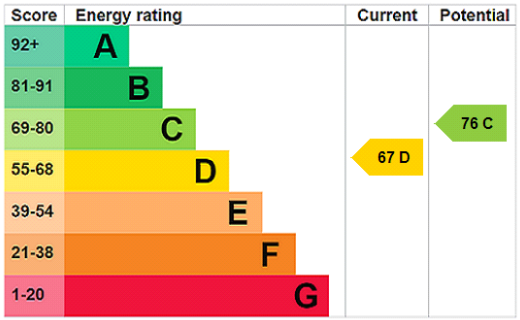


1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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