



venture

RESIDENTIAL

Elm Park Close, Houghton Regis, Dunstable, Bedfordshire, LU5 5PN
Price £280,000 Freehold



Situated within a popular residential area of Houghton Regis, this three-bedroom terraced home presents an excellent opportunity for buyers seeking a property they can update and personalise to their own taste.



Elm Park Close

Houghton Regis, LU5 5PN



- Three-bedroom terraced family home
- Entrance porch and ground floor cloakroom
- Spacious kitchen/dining room to the front aspect
- Generous lounge overlooking the rear garden
- Family bathroom
- Ideal first-time purchase or investment opportunity
- Convenient access to local schools, shops and transport links
- Chain free
- Three bedrooms
- Garage in a block



Situated within a popular residential area of Houghton Regis, this three-bedroom terraced home presents an excellent opportunity for buyers seeking a property they can update and personalise to their own taste.

The accommodation begins with an entrance porch leading into the property, with the added benefit of a convenient ground floor cloakroom. To the front of the home is a spacious kitchen/dining room, offering ample space for family dining and everyday living. To the rear, the generous lounge provides a comfortable living area with views and access to the rear garden.

On the first floor, there are three bedrooms, comprising two good-sized doubles and a comfortable single bedroom, all served by a family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor entertaining, family enjoyment or keen gardeners looking to create their own outdoor space. Parking is available on street.

While requiring updating throughout, the property offers excellent scope for improvement and value enhancement, making it an attractive proposition for first-time buyers, investors and those looking for a project.

Elm Park Close is conveniently positioned close to a range of local amenities, schools and transport links. Houghton Regis and Bedford Square provide everyday shopping facilities, supermarkets, cafés and local services. The area also benefits from excellent road connections via the A5 and M1 Junction 11A, while the Guided Busway provides access to Luton Train Station and London connections.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			86
(69-80) C		72	
(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	



9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX

T: 01582 249155
E: info@venture-residential.co.uk

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

