

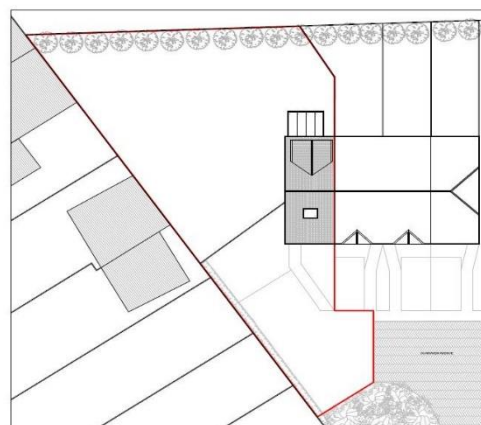


Dunraven Avenue, Luton, Bedfordshire, LU1 1TP

Price £400,000 Freehold

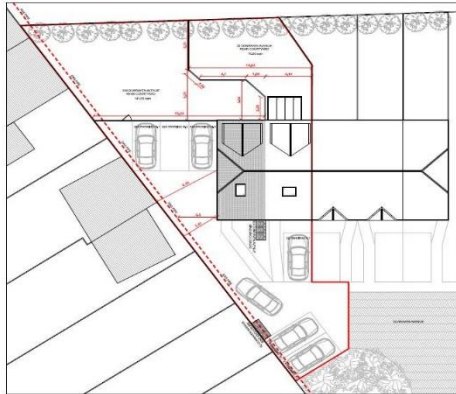


Unlock the potential of this remarkable 7/8 bedroom Licensed House in Multiple Occupation (HMO), offering a unique investment opportunity. In addition to its existing accommodation, this property boasts the enticing prospect of purchasing adjacent land with approved planning permission to replicate

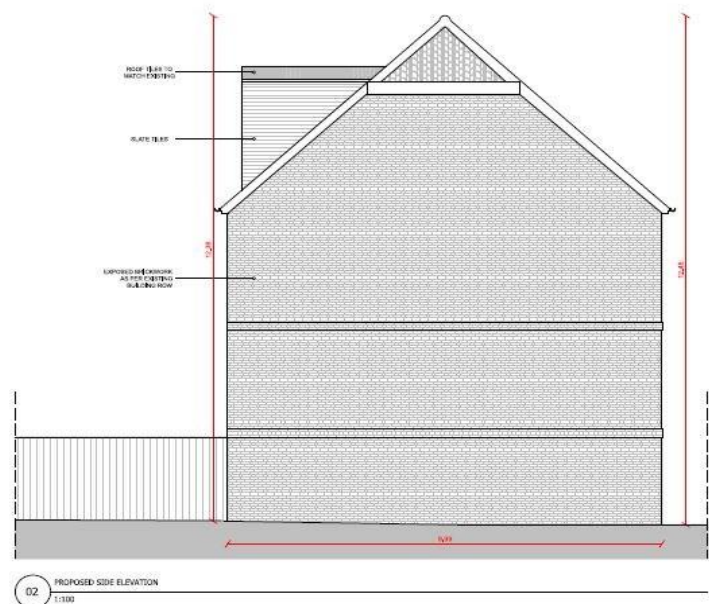
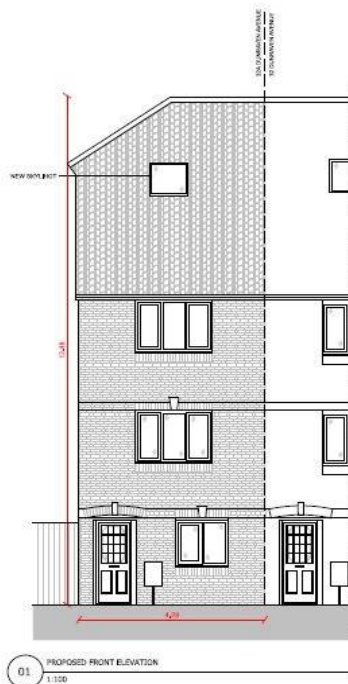
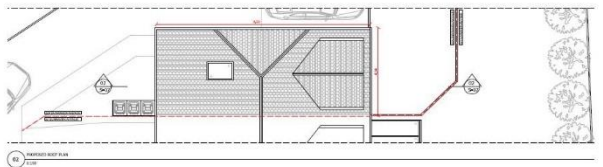
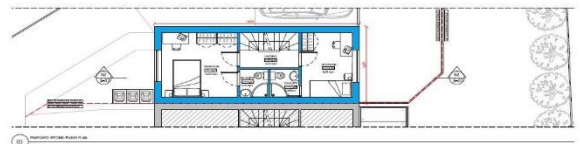
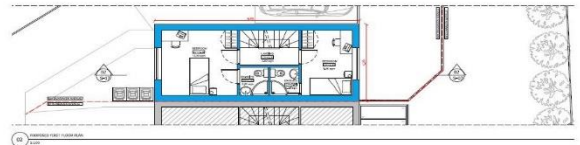
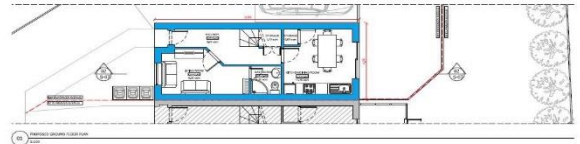


# Dunraven Avenue

Luton, LU1 1TP

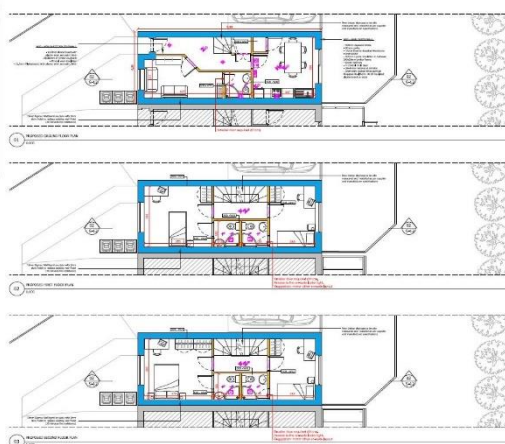


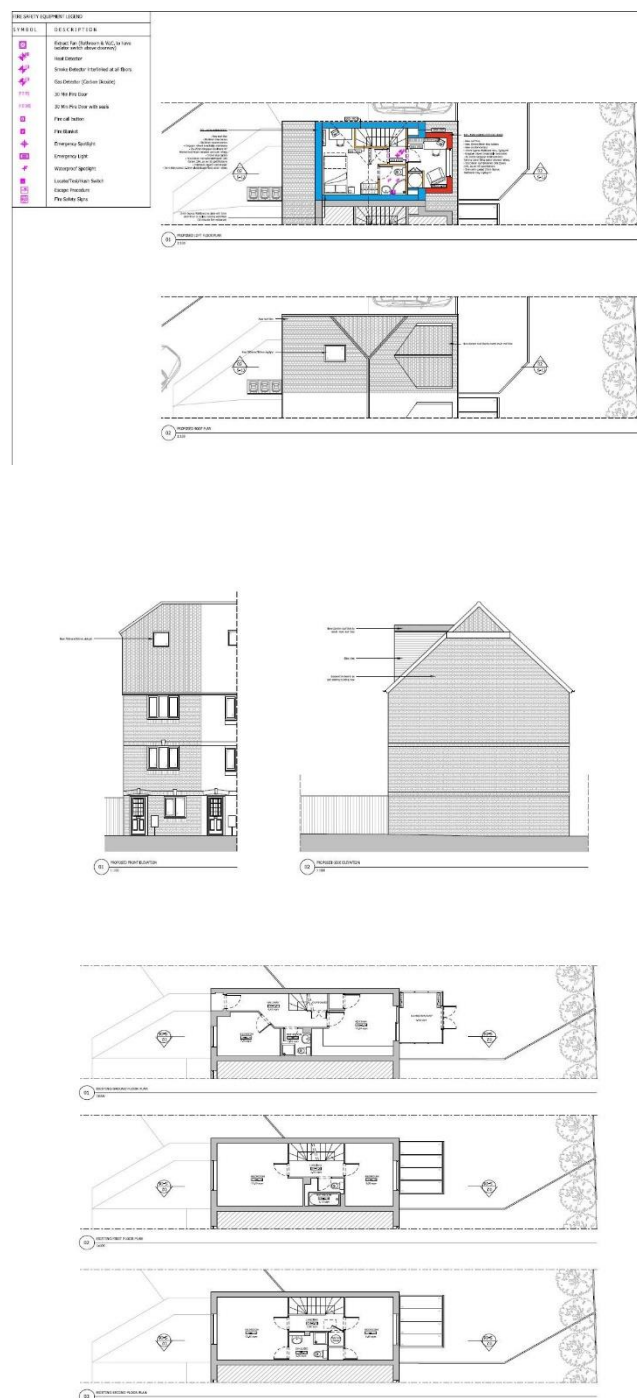
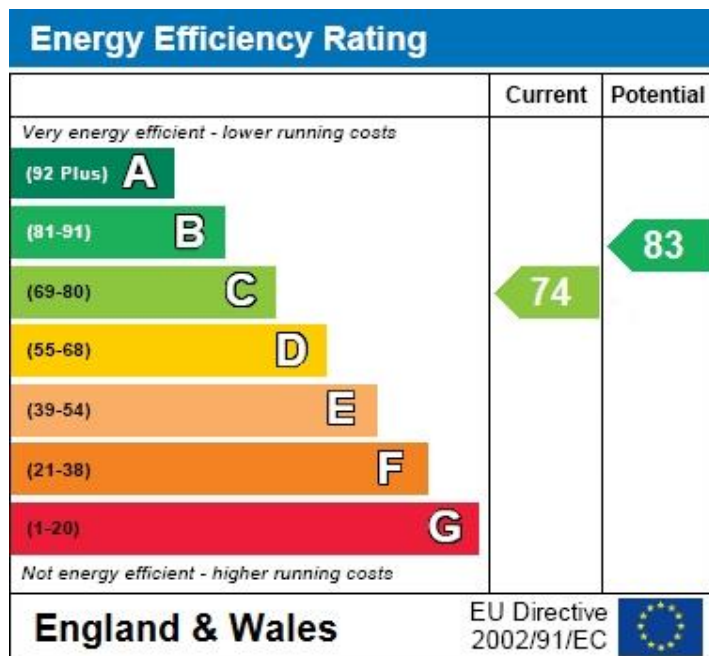
- 7/8 generously proportioned bedrooms, each designed for tenant comfort and privacy.
- Licensed HMO status, demonstrating compliance with local regulations.
- Approved planning for mirroring the existing property on the adjacent land.
- Additional land offers prospects for further development.
- Conveniently located near transportation links, enhancing accessibility for tenants





FIRE SAFETY EQUIPMENT LEGEND	
SYMBOL	DESCRIPTION
	Exit/Exit (Exit/Entrance & W.C. to leave auditorium with doors closed)
	Heat Detector
	Smoke Detector (intermittent at all times)
	Gas Detector (Carbon Dioxide)
	No Fire Alarm
	Fire Alarm
	Fire Alarm
	Emergency Spotlight
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light
	Emergency Light





## 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.



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