



Lime Avenue, Luton, Bedfordshire, LU4 0EF
Offers in Excess of £375,000 Freehold



Situated in a highly convenient location on Lime Avenue, this three-bedroom semi-detached home offers well-proportioned accommodation and excellent access to local amenities, making it an ideal purchase for families, commuters and investors alike.



Lime Avenue

Luton, LU4 0EF



- Three-bedroom semi-detached family home
- Two spacious reception rooms
- Enclosed rear garden
- Excellent investment or family purchase
- Just moments from the Luton & Dunstable Hospital
- Approximately 3 minutes from Junction 11 of the M1 motorway
- Excellent transport links and local amenities
- To be sold with vacant possession



Situated in a highly convenient location on Lime Avenue, this three-bedroom semi-detached home offers well-proportioned accommodation and excellent access to local amenities, making it an ideal purchase for families, commuters and investors alike.

The ground floor comprises two reception rooms, providing flexible living and dining space, together with a kitchen offering scope for future improvement and modernisation.

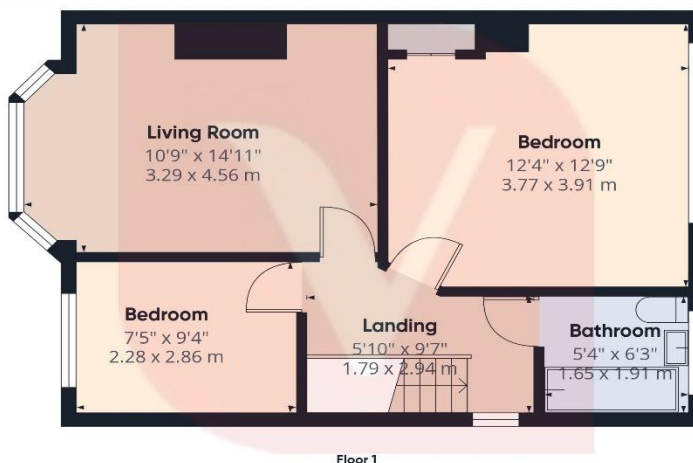
To the first floor, there are three bedrooms and a family bathroom, providing practical accommodation for growing families.

Externally, the property benefits from a private rear garden, offering an excellent outdoor space for relaxation, entertaining or family enjoyment.

The property is currently tenanted and therefore the condition may differ slightly from the marketing photographs and description at the time of viewing. The property will be sold with vacant possession, providing a straightforward opportunity for owner-occupiers and investors alike.

Lime Avenue is ideally positioned within the popular Lewsey area of Luton and is particularly attractive for healthcare professionals, being just a short walk from the renowned Luton and Dunstable University Hospital. The property also enjoys exceptional transport links, with Junction 11 of the M1 motorway reachable in approximately three minutes, providing convenient access towards London, Milton Keynes and beyond. Nearby shopping facilities, supermarkets, parks and public transport routes are all within easy reach.

This is an excellent opportunity to acquire a well-located family home in one of Luton's most sought-after residential areas. The property's proximity to the Luton & Dunstable Hospital, strong schooling options and immediate access to Junction 11 of the M1 make it particularly appealing to families, healthcare professionals and commuters. With vacant possession offered upon completion, buyers can move quickly and make the property their own from day one.



Approximate total area⁽¹⁾
 906 ft²
 84.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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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.

