

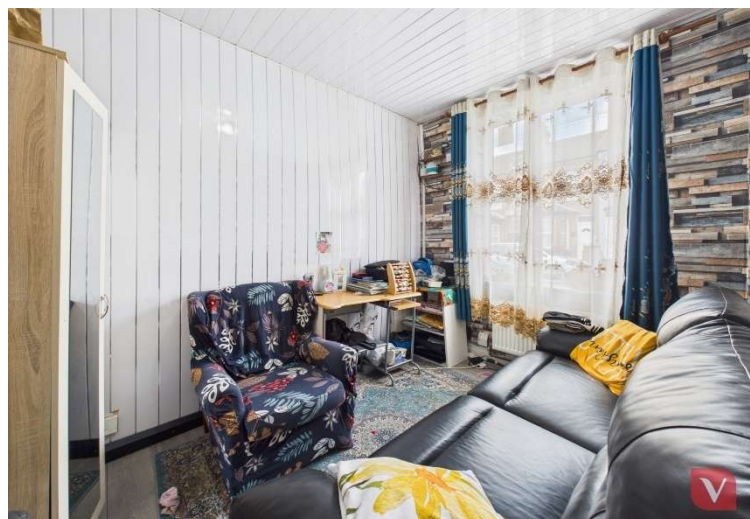
venture RESIDENTIAL

Dane Road, Luton, Bedfordshire, LU3 1JP

Price £245,000 Freehold



Welcome to this charming mid terrace property located in the heart of Luton, Bedfordshire. Priced at £245,000, this lovely home offers a perfect blend of modern amenities and traditional charm.



Dane Road

Luton, LU3 1JP



- Two bedroom terraced
- Two separate reception room
- Located in the popular Biscot area
- Ideal for a first time buy or buy to let investment
- Good condition throughout
- Walking distance to Luton Town station
- Close to local amenities including supermarkets and takeaways



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As you enter the property, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with family. The neutral decor and large windows flood the room with natural light, creating a warm and inviting atmosphere. The property boasts a second reception room, ideal for use as a dining room or home office. This versatile space offers endless possibilities to suit your lifestyle needs. The well-equipped kitchen features modern appliances and ample storage space, making meal preparation a breeze. The adjacent utility room provides additional storage and laundry facilities, adding convenience to your daily routine.

Upstairs, you will find two generously sized bedrooms, both offering plenty of natural light and storage space. The two bathrooms, one on each floor, have been tastefully designed with modern fixtures and fittings, providing a touch of luxury to your daily routine.

Outside, the property benefits from a private garden, perfect for enjoying the outdoors and al fresco dining during the warmer months. The garden also offers potential for landscaping and personalisation to create your own outdoor oasis.

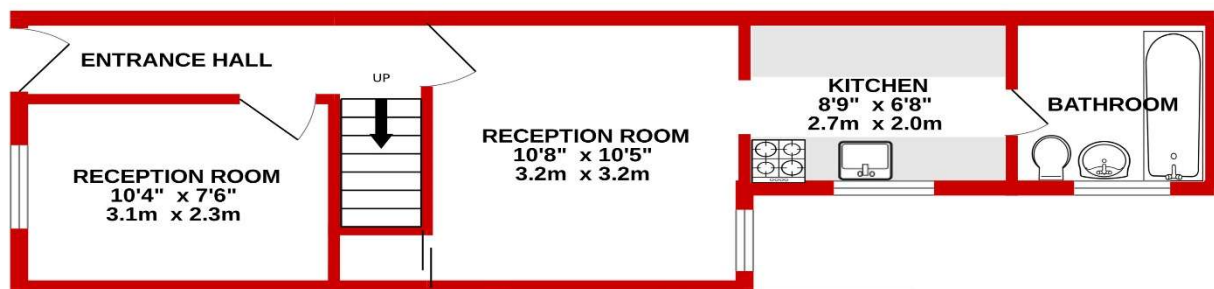
Located in the vibrant town of Luton, Bedfordshire, this property is surrounded by a wealth of amenities and attractions. Luton town centre is just a short distance away, offering a variety of shops, restaurants, and entertainment options for residents to enjoy. For nature lovers, Wardown Park is a popular destination for leisurely walks and picnics, while Stockwood Park offers a range of outdoor activities and events throughout the year. The nearby Chiltern Hills provide stunning views and opportunities for hiking and exploring the great outdoors.

Luton is also home to a number of cultural attractions, including the Wardown House Museum and Gallery, which showcases the town's rich history and heritage. The Hat Factory Arts Centre hosts a variety of performances and exhibitions, providing residents with access to a vibrant arts scene.

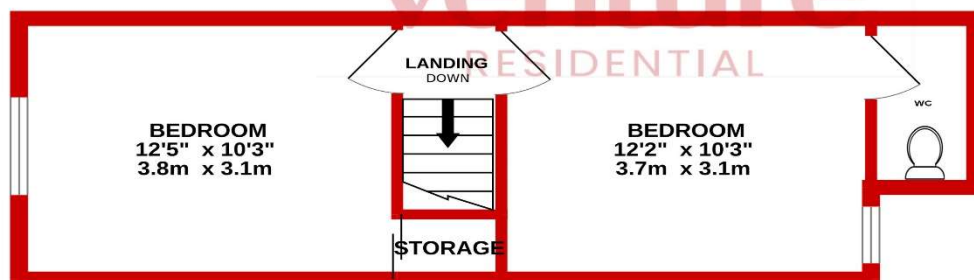
With excellent transport links, including Luton Airport and the M1 motorway, this property is ideal for commuters and those looking to explore the surrounding areas. The nearby Luton train station offers direct services to London and other major cities, making travel easy and convenient.

Overall, this mid terrace property in Luton, Bedfordshire offers a fantastic opportunity to own a charming home in a thriving community. Don't miss out on the chance to make this property your own and enjoy all that Luton has to offer. Contact us today to arrange a viewing and start your journey towards owning your dream home.

GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



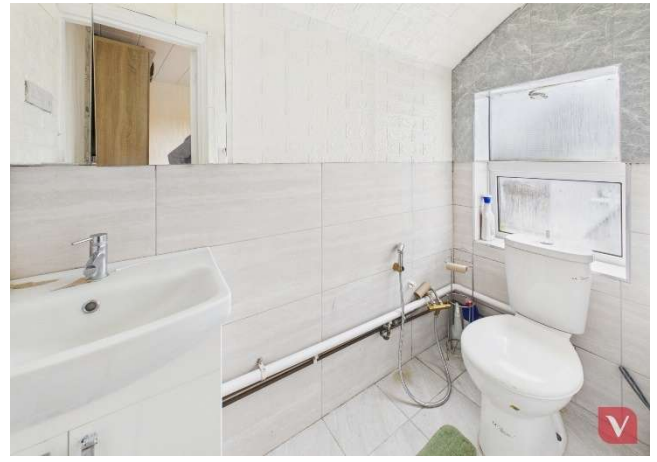
1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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