

# venture RESIDENTIAL

Trent Road, Luton, Bedfordshire, LU3 1TA

Price £300,000 Freehold



Nestled in a sought-after location on the borders of Leagrave and the Saints area, this well-loved two-bedroom end of terrace home is now available for new owners to make their own. Having been meticulously cared for by its current owners for over 40 years, this property offers comfort, convenience,



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Luton, LU3 1TA



- Two bedroom end of terrace
- Cared for by current owners for over 40 years
- Low maintenance garden
- Off road parking & car port
- Popular location on the borders of Leagrave and Saints
- No complications of an onward chain
- Ideal for a small family or a buy to let investment
- Potential to extend (SSTP)



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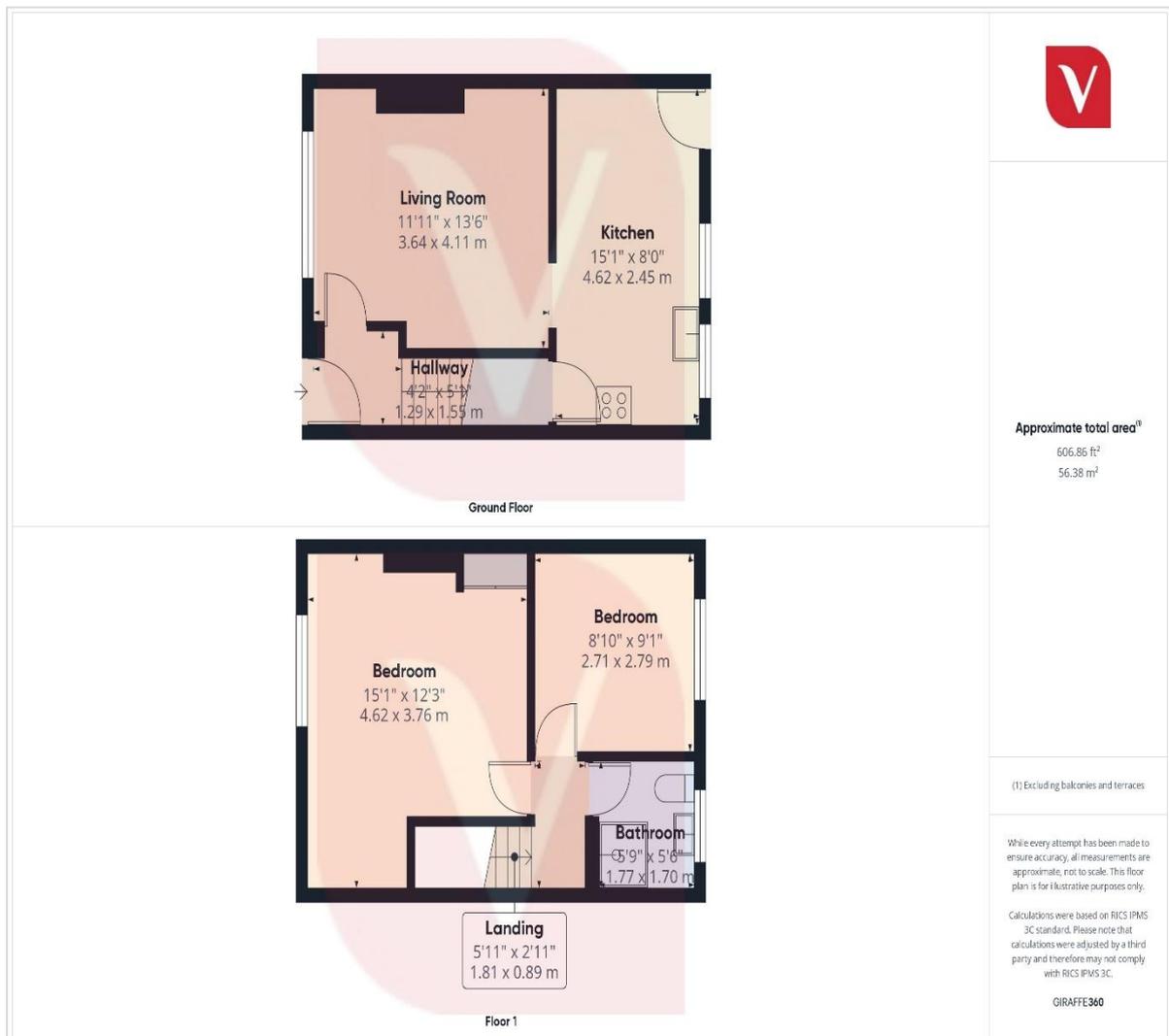
Upon entering, you are welcomed into a spacious and inviting living area, ideal for both relaxation and entertaining. The layout flows seamlessly into a well-proportioned kitchen, providing ample storage and worktop space. With scope for modernisation, it presents an excellent opportunity for new owners to personalise the home to their own taste.

Upstairs, the property comprises two generously sized bedrooms, both offering plenty of natural light and space for storage. The family bathroom is well maintained and serves both bedrooms conveniently. The existing footprint of the home allows for a practical and comfortable living environment, while the potential to extend (subject to planning permission) offers exciting possibilities for growing families or those seeking additional space.

Externally, the property boasts a low-maintenance garden, perfect for those who prefer an outdoor space without the upkeep. Whether for summer gatherings, gardening, or simply unwinding, this private area adds to the home's appeal. Additionally, off-road parking and a carport provide secure and convenient parking solutions—an invaluable feature in this popular residential location.

One of the key advantages of this property is the absence of an onward chain, ensuring a smooth and hassle-free purchasing process. Its prime location offers excellent transport links, with Leagrave Train Station just a short distance away, providing direct routes into London. The area is also well-served by local amenities, including shops, supermarkets, schools, and parks, making it an ideal choice for first-time buyers, downsizers, or investors.

This delightful end of terrace home presents a fantastic opportunity to move into a well-established neighbourhood with great potential for the future. Don't miss out—contact us today to arrange a viewing!





## 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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