

venture RESIDENTIAL

Leicester Road, Luton, Bedfordshire, LU4 8SJ

Price £260,000 Freehold



Venture Residential are delighted to offer to the market this three-bedroom mid-terraced home located on Leicester Road, LU4. Perfectly positioned within the popular Challney School catchment area and just around the corner from Junction 11 of the M1 motorway, this property is ideal for commuters.



Leicester Road

Luton, LU4 8SJ



- Three bedroom mid terrace
- Fantastic opportunity for buyers looking to modernise and add value
- Located within the sought-after Challney School catchment
- Potential to extend (STPP)
- Excellent commuter links with J11 of the M1 motorway moments away
- Spacious through lounge/diner



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Although the home requires modernisation, it presents an excellent opportunity for buyers looking to add their own personal touch and create a space tailored to their lifestyle. For those seeking potential, the property also offers scope to extend (subject to planning permission), making it a fantastic long-term investment.

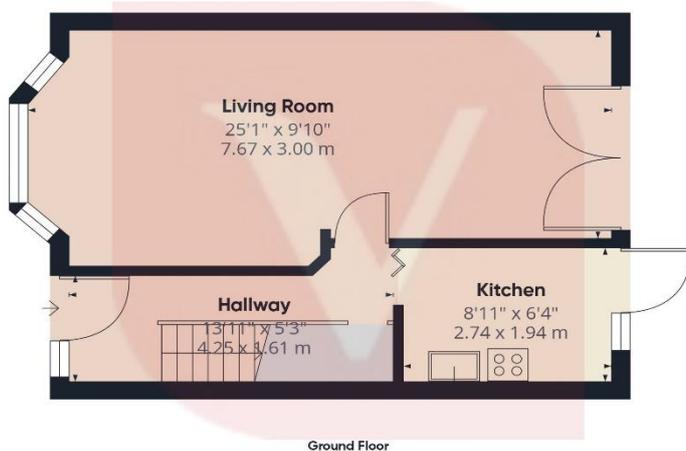
On the ground floor, the accommodation comprises an entrance hall leading to an open-plan through lounge and dining area, a versatile space that can easily be adapted for both everyday living and entertaining. To the rear sits a practical kitchen with potential to be transformed into a modern hub of the home.

Upstairs, there are three generous bedrooms, all well-proportioned and filled with natural light, along with a family bathroom. The layout offers plenty of flexibility for families of all sizes, with ample scope to reconfigure or update to suit individual needs.

Externally, the property benefits from a rear garden, providing an outdoor space that could be landscaped into a private retreat or extended into, subject to the necessary consents.

Location is key, and Leicester Road delivers on convenience. With highly regarded schools nearby, local shops, and excellent transport links via the M1 motorway and Luton & Dunstable guided busway, the property is perfectly placed for both family living and commuting.

This home is being offered with no upper chain, ensuring a straightforward purchase process. With its combination of size, location, and scope for improvement, early viewings are strongly recommended as opportunities like this do not stay on the market for long.



Approximate total area^m
802 ft²
74.6 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
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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