

venture RESIDENTIAL

Ashton Road, Luton, Bedfordshire, LU1 3QG

Price £240,000 Freehold



Venture Residential are delighted to bring to the market this spacious two-bedroom Victorian terraced home, ideally situated on the popular Ashton Road in the heart of Luton, offering excellent access to local amenities and transport links.



Ashton Road

Luton, LU1 3QG



- TWO BEDROOM TERRACED
- TWO RECEPTION ROOMS
- SPACIOUS ROOMS
- CHAIN FREE
- VACANT POSSESSION
- TOWN CENTRE LOCATION
- GREAT ACCESS TO J11 OF M1 MOTORWAY
- CLOSE TO LUTON TOWN STATION



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Currently tenanted, the property will be offered to the market with vacant possession and no upper chain, making it an ideal purchase for both first-time buyers and investors alike.

The accommodation comprises two generous reception rooms, providing flexible living and dining space, along with a fitted kitchen to the rear. A bathroom and separate WC complete the ground floor accommodation. Upstairs, the property benefits from two exceptionally well-proportioned double bedrooms, both offering ample space and natural light.

Externally, there is a low-maintenance courtyard-style rear garden, ideal for outdoor seating and entertaining. Residents' permit parking is available to the front of the property.

Conveniently located within easy reach of Luton town centre, Luton Mainline Train Station and Junction 10 of the M1 motorway, this characterful Victorian home combines generous room sizes, period charm and excellent commuter links.

Early viewing is highly recommended to appreciate the size, location and potential this property has to offer.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(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.

