



## 2 Cowridge Crescent, Luton, LU2 0LP

Situated on the ever popular Cowridge Crescent in Luton, this three bedroom semi-detached home occupies a generous corner plot, offering exceptional potential for further development.

The property itself requires full renovation throughout, making it an ideal opportunity for investors or buyers looking to create a bespoke family home. Internally, the property benefits from three well proportioned bedrooms and a traditional layout, providing a solid foundation to work from.

Externally is where this property truly stands out. The substantial corner plot offers significant scope to extend to the side and rear, with the potential for a double storey extension or even the possibility of a separate dwelling to the side (subject to the relevant planning permissions).

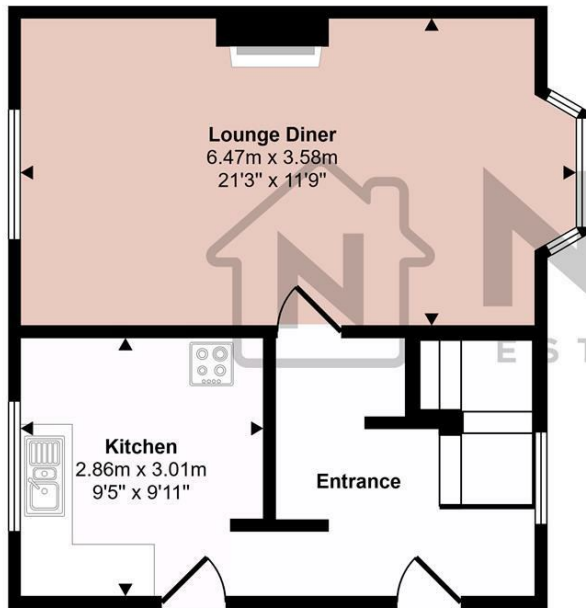
Located within close proximity to local amenities, schools and transport links, this is a rare opportunity to acquire a property with such a large plot and development potential.

Early viewing is highly recommended.

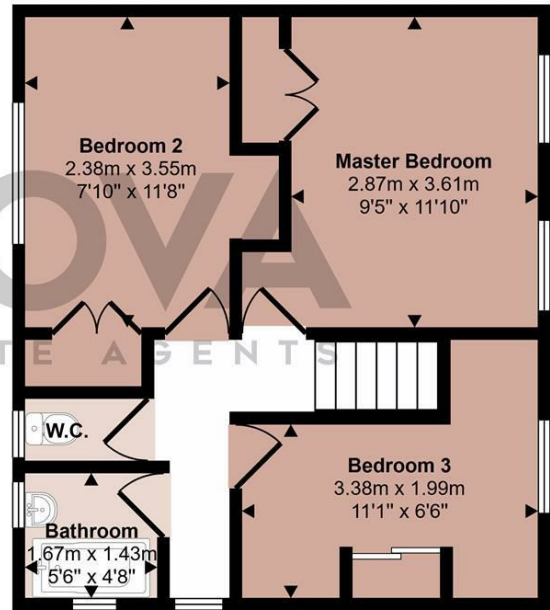
£300,000

- Nova Estate Agents
- Corner Plot
- 3 Generous Sized Bedrooms
- Massive Potential To Extend (STPP)
- Press Play Button For 360° Walkaround Tour
- Renovation Required
- Popular St. Anne's Location

Approx Gross Internal Area  
81 sq m / 877 sq ft



Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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