



## 67 Butlin Road, Luton, Bedfordshire, LU1 1LB

Discover the charm and convenience of this well presented two bedroom mid-terrace home on Butlin Road, ideally situated close to Luton town centre. This delightful property boasts two separate reception rooms, a fitted kitchen, a first floor bathroom, and two spacious double bedrooms. Outside, you'll find both front and rear gardens, perfect for relaxation or entertaining.

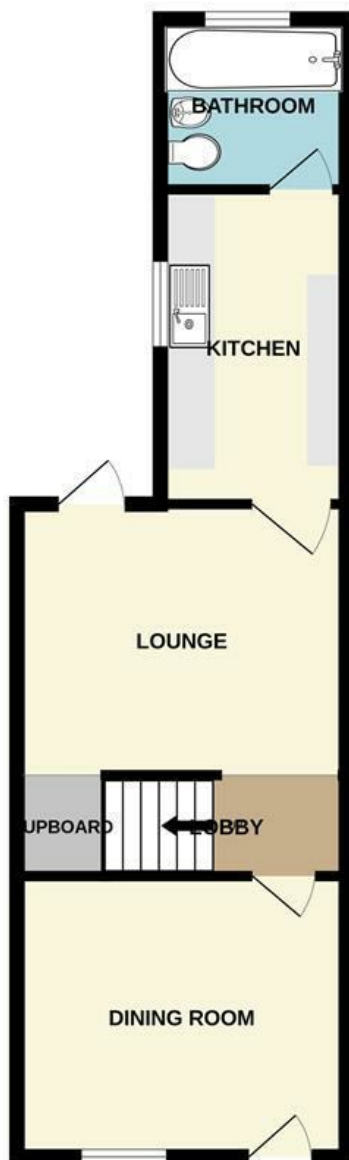
Benefiting from gas central heating and being sold with no chain, this home offers modern amenities in a sought-after location. Its proximity to Luton town centre provides access to fantastic shopping options and the Galaxy Leisure Complex, while excellent transport links, including junction 11 of the M1 motorway and Luton's mainline railway station, ensure seamless travel to London and the North.

Whether you're seeking a home with character or a rental opportunity in a desirable neighborhood, this property is the perfect choice. Contact us today to arrange a viewing!

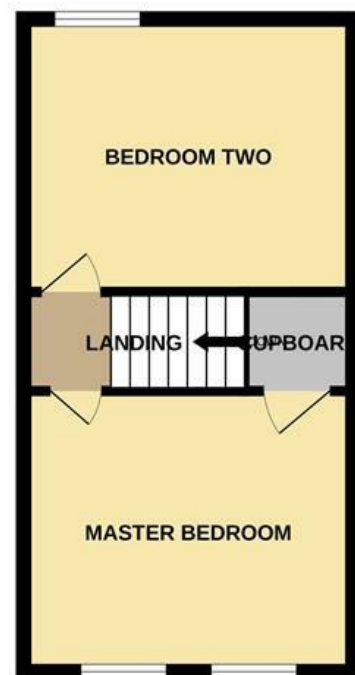
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Close to Local Schools and Shops
- Spacious Bedrooms
- Gas Central Heating
- Private Rear Garden
- Perfect for First Time Buyers or Investment Opportunity
- Chain Free

£250,000

GROUND FLOOR



1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	