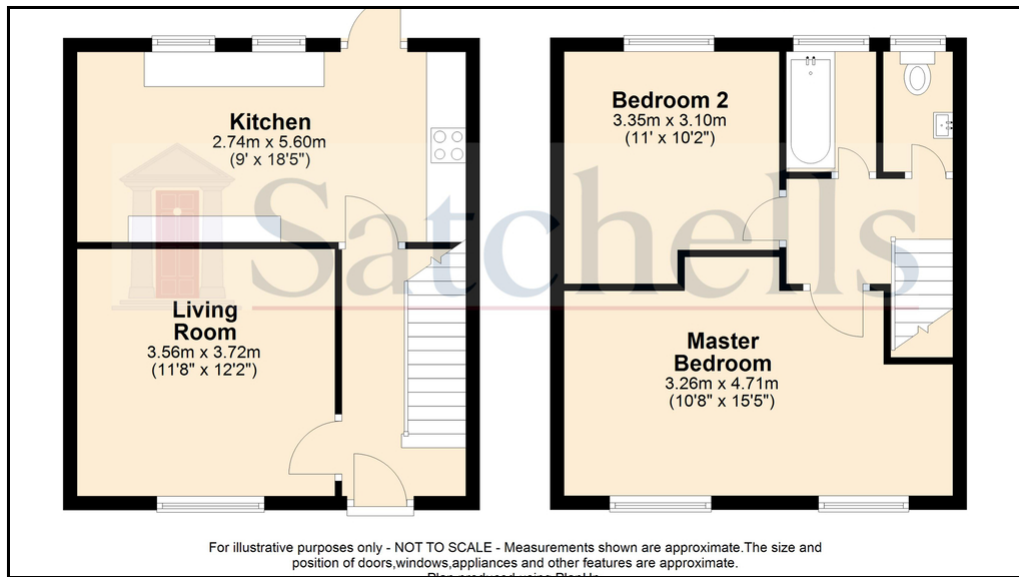




11 Regis Road, Luton, Bedfordshire. LU4 0SD





2 Bedroom House (unspecified) £295,000 Freehold

Development Potential. A house with development potential to either extend or create an additional dwelling to the side. This house sits on generous corner plot with a garage to the right that potentially, subject to planning, could be demolished creating a building plot for an additional two bedroom house or Bungalow. The other option would be to extend and create a Four bedroom house. The house is need of moderation and redecorating thorough out but has great potential for those looking to extend, create an adjacent Annexe or builders looking to build a new home adjacent to it, or investors who would like to rent the properties out and perhaps a HMO a House of Multiple Occupation.

You are situated close to the Luton and Dunstable Hospital, so ideal for rental potential, within easy reach of Leagrave Station and the M1 Motorway, you are also within walking distance of the shops, doctors, school and a supermarket, ideal for convenient living and commuting.

The house is sold chain free with vacant possession from the 27th of September 2024.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



