



Holgate Drive  
Luton  
Bedfordshire  
LU4

Offers in Excess of £328,000

bettermove

# Holgate Drive

## Luton

Bettermove are proud to present this 3 bedroom semi-detached house in Luton, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

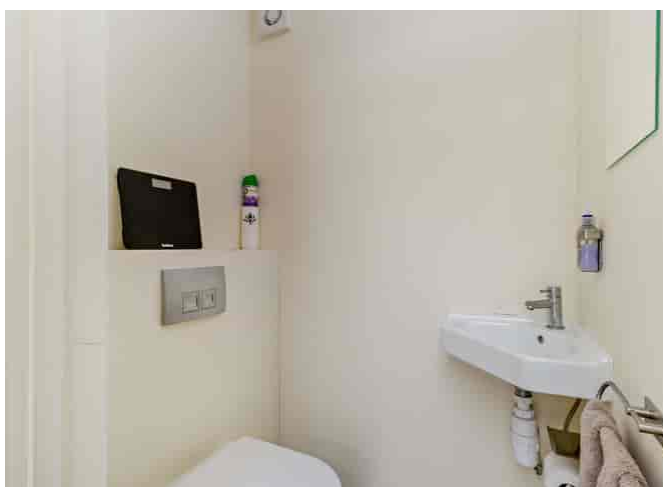
The property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway and car port.

The council tax band is C.

The interior of this property, which requires some modernisation throughout, comprises of a spacious lounge, fitted kitchen/dining room, with sky lights and WC on the ground floor. The first floor consists of three bedrooms and a shower room. The exterior boasts a detached outbuilding, currently used as a garage and workshop, and a private rear garden, with lawn, patio and decking areas, perfect for enjoying the summer months.

Located in the popular town of Luton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Leagrave Railway Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





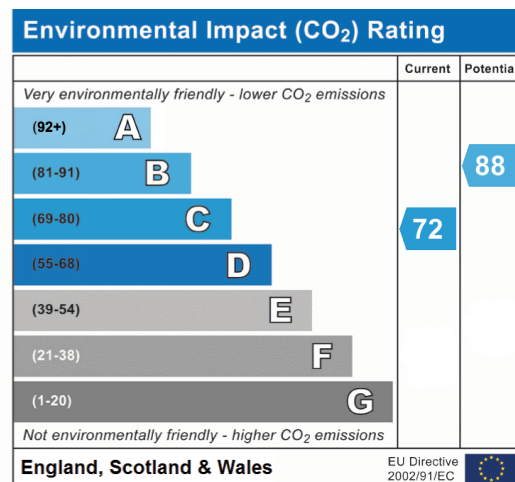
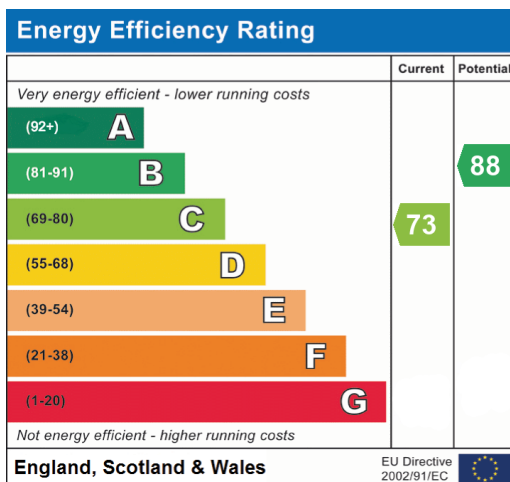
Holgate Drive, Luton  
 Approximate Gross Internal Area  
 Main House = 83 Sq M/894 Sq Ft  
 Garage/Workshop = 22 Sq M/237 Sq Ft  
 Total = 105 Sq M/1131 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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