



75 Talbot Road, Luton, Bedfordshire, LU2 7RA
£250,000



- 3 BEDROOMS
- CLOSE TO TOWN
- MUST BE VIEWED

- 2 RECEPTIONS
- CLOSE TO STATION

- CHAIN FREE
- PRIVATE REAR GARDEN

*** P&R PROPERTY SALES *** 3 BEDROOMS *** TWO SEPERATE RECEPTION ROOMS *** LARGE PRIVATE REAR GARDEN *** CHAIN FREE *** CLOSE TO TOWN CENTRE *** CLOSE TO LUTON STATION *** PERFECT FOR BTL INVESTMENT OR FTB *** GAS CENTRAL HEATING *** TWO BATHROOMS, UPSTAIRS AND DOWNSTAIRS *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance hall, living room, dining room, kitchen, downstairs bathroom, landing, three bedrooms, upstairs bathroom and rear and front gardens.

ENTRANCE HALL

LIVING ROOM 12'06 X 11'07 (3.81M X 3.53M)

DINING ROOM 14'11 X 10'11 (4.55M X 3.33M)

KITCHEN 9'08 X 7'10 (2.95M X 2.39M)

DOWNSTAIRS BATHROOM

LANDING

BEDROOM ONE 16'08 X 10'05 (5.08M X 3.18M)

BEDROOM TWO 11'04 X 11'00 (3.45M X 3.35M)

BEDROOM THREE 7'11 X 7'01 (2.41M X 2.16M)

UPSTAIRS BATHROOM



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	