



41 Kidner Close, Luton, Bedfordshire, LU2 7SX
£189,995

- CHAIN FREE
- GAS CENTRAL HEATING
- WHITE GOODS INCLUDED IN SALE
- IMPRESSIVE LIVING SPACE

- FREEHOLD
- ALLOCATED PARKING SPACE
- GREAT LOCATION

- COACH HOUSE
- BUY TO LET POTENTIAL £800PCM
- GOOD CONDITION THROUGHOUT

**** EXCLUSIVE TO P&R PROPERTY SALES ** CHAIN FREE ** EXCELLENT LIVING SPACE ** PARKING ** FREEHOLD **. BUY TO LET POTENTIAL £800pcm**
****** This impressive Coach House benefits from accommodation comprising entrance hall, kitchen / diner, large living room, bedroom and bathroom. Outside there is an allocated parking space.

ENTRANCE HALL

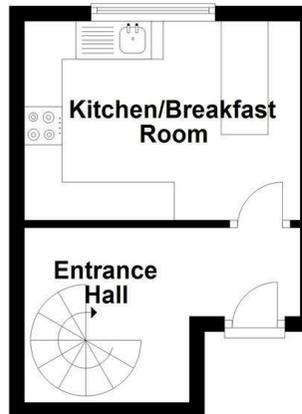
KITCHEN/BREAKFAST ROOM 8'7" X 12'0"
(2.62M X 3.66M)

LIVING ROOM 16'5" X 14'3" (5.01M X 4.35M)

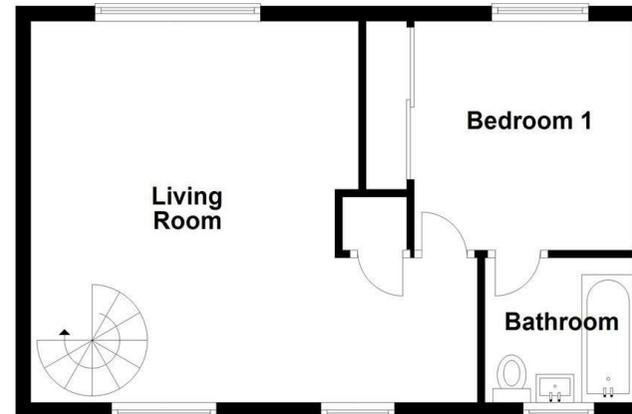
BEDROOM 1 9'11" X 9'7" (3.01M X 2.92M)

BATHROOM

Ground Floor
 Approx. 16.7 sq. metres (179.4 sq. feet)



First Floor
 Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 56.8 sq. metres (611.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	67	
(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	