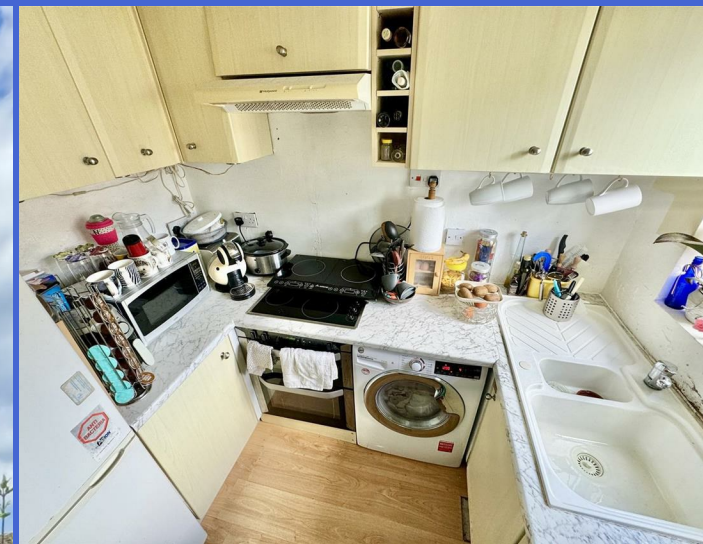




26 Ditchling Close, Luton, LU2 8JR  
£250,000



- PR Property sales
- Garage in Block
- Great sized main bedroom
- Rent potential £1250pcm

- Located in quiet close
- Close to shops and other amenities
- Living room overlooking garden

- 2 Bedrooms
- Great Garden
- Sought after area

**\*\* EXCLUSIVE TO PR PROPERTY SALES \*\*** A 2 BEDROOM HOME LOCATED IN QUIET CLOSE \*\* This lovely 2 bedroom terraced home is located at the bottom of a quiet close, inside the property offers impressive accommodation including entrance hall, kitchen, living room, 2 bedrooms and bathroom. Outside you have a generous rear garden, and small front garden. The property has the added benefit of a garage located in a block just over the Close.

## GROUND FLOOR

### ENTRANCE HALL

**KITCHEN 7'10" X 5'11" (2.39M X 1.80M)**

**LIVING ROOM 14'4" X 11'11" (4.37M X 3.63M)**

## FIRST FLOOR

### LANDING

**BEDROOM 1 8'10" X 11'9" (2.69M X 3.57M)**

**BEDROOM 2 11'10" X 5'10" (3.61M X 1.78M)**

### BATHROOM

### OUTSIDE

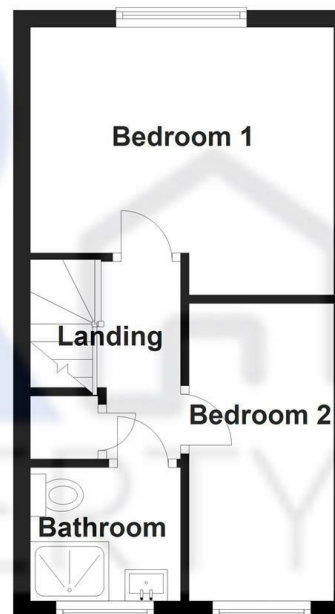
### FRONT & REAR GARDENS

### GARAGE LOCATED IN BLOCK

**Ground Floor**  
Approx. 24.6 sq. metres (264.5 sq. feet)



**First Floor**  
Approx. 24.5 sq. metres (263.2 sq. feet)



Total area: approx. 49.0 sq. metres (527.7 sq. feet)

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