



25 William Street, Luton, Bedfordshire, LU2 7RF
£275,000



- P AND R PROPERTY SALES
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- EXCELLENT LIVING SPACE

- CHAIN FREE
- TOWN CENTRE
- PERFECT FOR BTL INVESTMENT

- 2 RECEPTIONS
- WALKING DISTANCE TO LUTON STATION
- 3 DOUBLE BEDROOMS

**** EXCLUSIVE TO P&R PROPERTY SALES **** NO UPPER CHAIN **** FOR SALE NOW IS THIS SPACIOUS THREE DOUBLE BEDROOM HOUSE *** TOWN CENTRE LOCATION *** PRIVATE REAR GARDEN *** CLOSE TO LUTON STATION *** TWO RECEPTION ROOMS *** GAS CENTRAL HEATING **** MUST BE VIEWED *** The property benefits from accommodation comprising entrance hall, lounge, dining room, kitchen, 3 double bedrooms, bathroom, gas central heating, double glazed windows and private rear garden.

ENTRANCE HALL

LOUNGE 12'0" X 9'10" (3.66M X 3.00M)

DINING ROOM 11'11" X 9'10" (3.63M X 3.00M)

KITCHEN 11'3" X 7'11" (3.44M X 2.41M)

BATHROOM

LANDING

BEDROOM 1 12'0" X 13'1" (3.66M X 3.98M)

BEDROOM 2 11'11" X 7'10" (3.63M X 2.39M)

BEDROOM 3 11'10" X 7'11" (3.61M X 2.41M)

OUTSIDE

REAR GARDEN



Total area: approx. 80.8 sq. metres (869.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	