



248 Hitchin Road, Luton, Bedfordshire, LU2 0EU
£1,450



PR
PROPERTY

- Close to Town Centre
- 2 Reception Rooms
- Parking

- Available April
- Gas Central Heating`
- Must Be Viewed

- 3 Bedrooms
- DG Windows

**** EXCLUSIVE TO PR PROPERTY LETTINGS ** AVAILABLE TO LET IS THIS LOVELY 3 BEDROOM HOUSE WHICH IS LOCATED A SHORT WALK FROM THE TOWN CENTRE & TRAIN STATION.** The property benefits from accommodation comprising entrance hall, lounge, dining room, kitchen, 3 bedrooms, bathroom, gas central heating, double glazed windows, garage, parking and private garden.

ENTRANCE HALL

Stairs, door to:

LOUNGE 10'6" X 11'3" (3.21M X 3.43M)

Bow window to front, radiator.

DINING ROOM 11'0" X 10'4" (3.36M X 3.14M)

Patio door, door to:

KITCHEN 11'0" X 6'5" (3.36M X 1.96M)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for washing machine, cooker, double glazed window to rear.

LANDING

Door to:

BEDROOM 1 10'6" X 10'4" (3.21M X 3.14M)

Bow window to front.

BEDROOM 2 11'0" X 10'4" (3.36M X 3.14M)

Double glazed window to rear, door to:

BEDROOM 3 8'2" X 8'6" (2.49M X 2.58M)

Double glazed window to rear, door to:

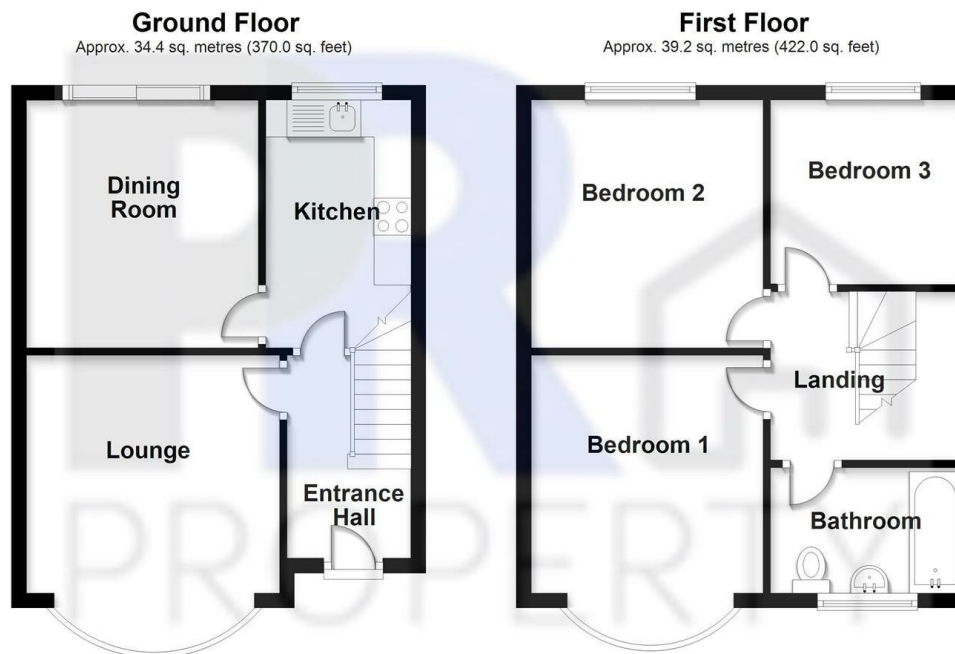
BATHROOM

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, obscure double window to front.

OUTSIDE

REAR GARDEN

Patio area, laid to lawn



Total area: approx. 73.6 sq. metres (791.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	