

5 Kempsey Close, Luton, Hertfordshire, LU2 8TT
£320,000

- TWO BEDROOMS
- FABULOUSLY PRESENTED
- CONSERVATORY
- UTILITY ROOM

- CHAIN FREE
- WIGMORE LOCATION
- DOWNSTAIRS WC & FAMILY BATHROOM

- GARAGE AND PARKING FRONT AND BACK
- CLOSE TO M1 AND AIRPORT
- PRIVATE REAR GARDEN

*** P&R PROPERTY SALES *** TWO BEDROOM HOUSE *** CHAIN FREE *** ON DRIVE PARKING AND GARAGE *** WIGMORE LOCATION *** CLOSE TO M1 AND LUTON AIRPORT *** DOWNSTAIRS WC & FAMILY BATHROOM *** FABULOUSLY PRESENTED THROUGHOUT *** LARGE OPEN PLAN LIVING SPACE *** CONSERVATORY *** UTILITY ROOM *** PRIVATE REAR GARDEN WITH PATIO *** PERFECT FOR FTB OR BTL INVESTORS *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance hall, lounge diner, kitchen, conservatory, downstairs WC, utility room, landing, two bedrooms, family bathroom, private rear garden, garage and parking.

ENTRANCE HALL

LOUNGE / DINER 15'10 X 13'10 (4.83M X 4.22M)

KITCHEN 8'04 X 7'02 (2.54M X 2.18M)

CONSERVATORY 9'11 X 9'10 (3.02M X 3.00M)

DOWNSTAIRS WC

UTILITY ROOM

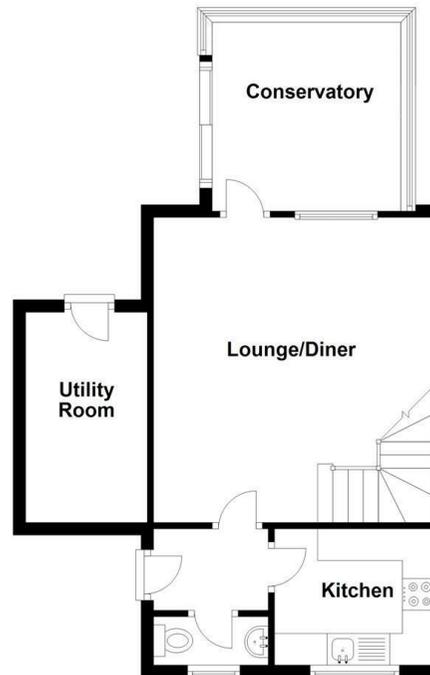
LANDING

BEDROOM ONE 13'10 X 8'02 (4.22M X 2.49M)

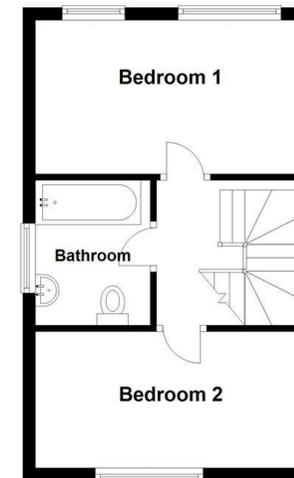
BEDROOM TWO 13'10 X 7'02 (4.22M X 2.18M)

BATHROOM

Ground Floor
Approx. 47.7 sq. metres (513.8 sq. feet)



First Floor
Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 77.9 sq. metres (838.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	