



2 Lester Mews Rear of 45 Frederick Street, Luton, Bedfordshire, LU2

7QP

£195,000

- Close To Town Centre
- Good condition
- Must Be Viewed
- Two Bedrooms
- Private Mews
- Freehold
- Close To Station
- No Upper chain
- Schools & Shops Near by

*** Exclusive to P&R Property Sales ** Freehold ** Two Bedrooms ** Private Mews ** Two Minutes Walk To Luton Station ** Offered for sale with no upper chain is this lovely Mews house located within a short walk to the town centre of Luton. The property benefits from accommodation briefly comprising living room, Fitted Kitchen, 2 bedrooms and bathroom. The property also has gas central heating and double glazed windows =. Please call 01582 720777 to book a viewing.

LOUNGE 10'10" X 19'8" (3.30M X 5.99M)

KITCHEN 10'10" X 5'9" (3.30M X 1.74M)

LANDING

BEDROOM 1 10'10" X 10'0" (3.30M X 3.04M)

BEDROOM 2 10'10" X 5'9" (3.30M X 1.74M)

BATHROOM

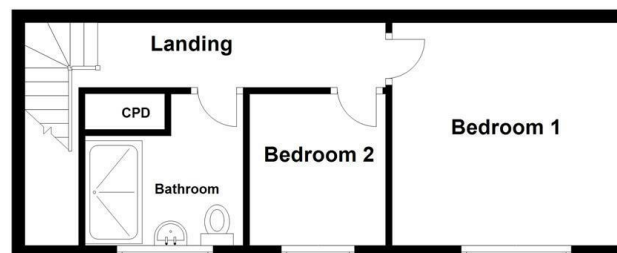
Ground Floor

Approx. 26.7 sq. metres (287.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 58.0 sq. metres (624.1 sq. feet)

2 Lester Mews, Luton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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