



ZEBRA

PROPERTIES

SALES • LETTINGS • MANAGEMENT



21 Gainsborough Drive, Houghton Regis, Bedfordshire, LU5 5SX

£850 Per month

UNFURNISHED – AVAILABLE IMMEDIATELY

A THREE BEDROOM MID-TERRACE HOME WITH GAS CENTRAL HEATING AND OFF-STREET ALLOCATED PARKING IN NEARBY BAY. THE PROPERTY IS SITUATED IN A SMALL PRIVATE CUL DE SAC, WITHIN EASY REACH OF A RANGE OF LOCAL AMENITIES AND TRANSPORT LINKS.
EPC RATING 'C'

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ENTRANCE

Half glazed UPVC Georgian style entrance door into the lobby.

LOBBY

Tiled floor. Hanging space for coats. Georgian style fully glazed door through to the lounge.

LOUNGE

15'4 x 12'4 (4.67m x 3.76m)

Front aspect UPVC window. Radiator. Stairs up to the first floor. Door to the kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM

12'4 x 9'4 (3.76m x 2.84m)



Rear aspect fully glazed door and window. Fitted with base and wall units with roll top worktop. Recess and plumbing for washing machine. Space for dining table and chairs. Radiator. Wall mounted gas boiler.

FIRST FLOOR

LANDING

Doors to three bedrooms and the bathroom. Flip-down loft access hatch.

BEDROOM ONE

11'10 into doorway x 10'1 (3.61m into doorway x 3.07m)

Front aspect UPVC window. Radiator. Fitted wardrobes providing hanging and storage space. Door to the airing cupboard.

BEDROOM TWO

9'6 x 6'5 (2.90m x 1.96m)

Rear aspect window. Radiator.

BEDROOM THREE

6'9 x 6'1 (2.06m x 1.85m)

Rear aspect window. Radiator.

BATHROOM



Bathroom suite with full height tiling to three walls. Radiator

OUTSIDE

Front

An area of lawn with flower borders, and path to the front door.

Rear



A good size garden, approximately 40ft long, enclosed by fencing, with patio and lawn. Access gate at the far end leading to allocated parking in a nearby bay.

NOTE:

New carpets will be fitted throughout the property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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