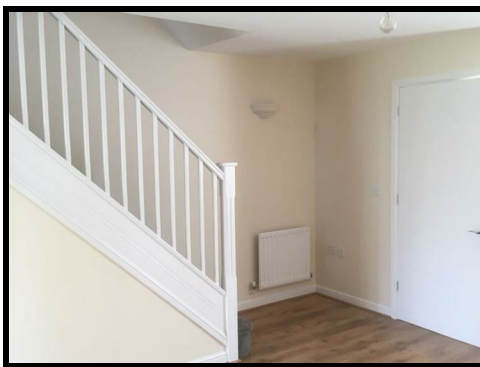




ZEBRA

PROPERTIES

SALES • LETTINGS • MANAGEMENT



26 Farriers Way, Houghton Regis, Bedfordshire, LU5 5FG

£995 Per month

UNFURNISHED - AVAILABLE END AUGUST 2019

A modern three bedroom semi-detached house favourably located on the popular Barratts Development. The property is close to all local amenities, schools and link roads.

EPC Rating 'C'

26 Farriers Way, Houghton Regis, Bedfordshire, LU5 5FG

ENTRANCE

Entrance door into the hallway.

HALLWAY

Side aspect double glazed window. Radiator. Doors to the cloakroom and lounge.

CLOAKROOM

Low level WC and wash hand basin. Radiator. Front aspect double glazed window.

LOUNGE



A spacious room with double glazed window to front aspect. Radiators. Feature fireplace with surround. Door to kitchen /breakfast room.

KITCHEN/BREAKFAST ROOM



Range of base and wall units with roll top worktop. Stainless steel sink. Tiled splash backs. Gas hob with oven under and extractor over. Ample space for table and chairs. Radiator. Rear double glazed window and french doors. A fridge and freezer will remain as a good will gesture (not repaired or replaced in the event of breakdown).

FIRST FLOOR LANDING

Doors to three bedrooms and bathroom. Side aspect double glazed window. Loft hatch access.

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BEDROOM ONE



Front aspect double glazed window. Radiator.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

An 'L' shaped room with front aspect double glazed window. Radiator. Cupboard housing the cylinder with shelving.

BATHROOM



White suite with shower over the bath. Radiator. Rear aspect obscure double glazed window. Tiled splash backs.

OUTSIDE



FRONT

Small area with path to side gate.

REAR

Fully enclosed with fencing, mostly laid to lawn with stoned area.

PARKING

Allocated parking for two vehicles in nearby bay.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	77	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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