

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

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Kingsland Road, Luton, Bedfordshire

**Price £230,000 Freehold**



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**The Property Experts with the Personal Touch**



# Kingsland Road, Luton, Bedfordshire

**Price £230,000**



## Entrance Hall

Radiator, stairs, door to:

## Dining Room

15'7" x 10'3" (4.76m x 3.12m)

Double glazed window to rear, double radiator, door to:

## Kitchen

11'11" x 9'1" (3.63m x 2.76m)

Double glazed window to side, radiator, door to:

## Bedroom 2

12'2" x 10'3" (3.72m x 3.12m)

Double glazed window to front, double radiator, door to:

Storage cupboard.

## Landing

Door to:

## Master Bedroom

12'0" x 13'6" (3.66m x 4.11m)

Two double glazed windows to front, double radiator, door to:

## Bedroom 3

12'0" x 8'2" (3.66m x 2.49m)

Double glazed window to rear, double radiator, door to:

## Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height tiling to all walls, extractor fan, double glazed window to rear, radiator.

## Bedroom 4

11'11" x 9'1" (3.63m x 2.76m)

Double glazed window to rear, double radiator.

## CURRENT RENT

The landlord currently receives a room rent of £475 PCM including bills.

A room rent is estimated at £500 PCM, Equalling £24,000 per annum.

## EPC

TBC

address: 15b High Street North  
Dunstable, Beds LU6 1HX

telephone: 01582 477 077  
email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)  
website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

## The Property Experts with the Personal Touch

**MISDESCRIPTORS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Household Estate Agents are delighted to offer for sale this FOUR DOUBLE bedroom LICENCED HMO. The property comes to market in GOOD CONDITION throughout plus has GAS CENTRAL HEATING & DOUBLE GLAZING as well as a LOW MAINTENANCE rear garden.

The landlord currently achieves a rent of £475 Per calendar month per room, we believe a room rent including bills would comfortably be £500 per month.

The accommodation consists of entrance hall, communal room ( dining room ), Kitchen, bathroom and bedroom two to the ground floor. To the first floor there are

Kingsland Road is situated to the South side of Luton Town centre and is within just a few minutes walk of all amenities including UNIVERSITY, MAINLINE RAILWAY STATION plus the property offers EXCELLENT access to LUTON AIRPORT PARKWAY.



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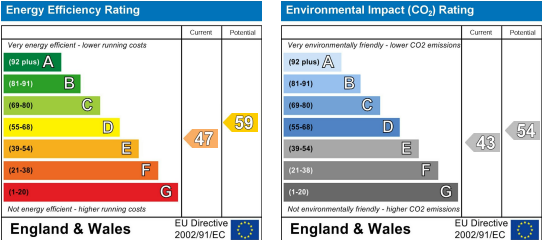
Floor Plan



Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

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