



# ZEBRA

PROPERTIES

SALES • LETTINGS • MANAGEMENT



**38 Douglas Crescent, Houghton Regis, Bedfordshire, LU5 5AT**

**£975 Per month**

UNFURNISHED - AVAILABLE IMMEDIATELY

A three bedroom semi-detached house in a favourable location, with conservatory and large rear garden. The property is close to Dunstable town centre and all local amenities and link roads.

EPC Rating 'D'

## 38 Douglas Crescent, Houghton Regis, Bedfordshire, LU5 5AT

### ENTRANCE

Entrance door into the hallway.

### HALLWAY

Laminate flooring. Radiator. Stairs to the first floor with small under stairs cupboard. Doors to the kitchen, lounge/diner and large storage cupboard.

### KITCHEN

Double glazed window to the side aspect. Fitted with a range of white base and wall units. roll top worktops. Inset stainless steel sink and drainer. Inset gas hob with extractor over and oven under. Tiled splash backs. Radiator. Tiled floor. Doors to the conservatory and lounge/diner.

### CONSERVATORY

Double glazed full length windows and french doors to the rear garden. Sliding patio doors to the lounge/diner. Wood effect vinyl flooring. Wall hung 'Worcester' gas boiler. A fridge/freezer will remain as a good will gesture ( not repaired or replaced in the event of breakdown ).

### CLOAKROOM

Low level WC and wash hand basin. Tiled splash backs. Wood effect vinyl flooring. Radiator. Skylight.

### LOUNGE/DINER

Double glazed bay window to the front. Two radiators. Wall mounted electric fire.

### FIRST FLOOR LANDING

Double glazed window to side aspect. Doors to three bedrooms and the bathroom. Loft access hatch.

### BEDROOM ONE

Double glazed bay window to the front aspect. Radiator. Mirror fronted sliding wardrobe doors across one wall.

### BEDROOM TWO

Double glazed window to the rear aspect. Radiator. A range of fitted wardrobes, including shelving across one wall.

### BEDROOM THREE

Double glazed window to the rear aspect. Radiator.

### BATHROOM

Obscure double glazed window to the front aspect. White suite comprising low level WC, pedestal sink and bath with shower over. Fully tiled with tiled floor.  
Heated towel rail/radiator.

### OUTSIDE

#### FRONT



Gravel area providing off-road casual parking.

#### REAR

An established rear garden consisting of paved area, lawn, shrubs and trees.

### NOTE

The driveway and garage are NOT part of the let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



## ZEBRA PROPERTIES

9 Bedford Square, Houghton Regis, Dunstable LU5 5ES  
 Tel: 01582 866344  
[info@zebra-properties.co.uk](mailto:info@zebra-properties.co.uk) [www.zebra-properties.co.uk](http://www.zebra-properties.co.uk)



Registered in England Number: 7011164 VAT Number: 982 4641 93