



10 Dorel Close, Luton, Bedfordshire, LU2 7JH
Guide price £220,000

- NO UPPER CHAIN
- KITCHEN / DINER
- ON DRIVE PARKING

- CLOSE TO TOWN CENTRE
- LOUNGE
- PRIVATE GARDEN

- 3 BEDROOMS
- GAS CENTRAL HEATING
- MUST BE VIEWED

**** EXCLUSIVE TO P&R PROPERTY SALE ** NO UPPER CHAIN ** CLOSE TO TOWN CENTRE ** QUIET CLOSE **** This property benefits from accommodation comprising entrance porch, kitchen / breakfast room, lounge, 3 bedrooms, bathroom, gas central heating, private garden and on drive parking.

GROUND FLOOR

PORCH

KITCHEN/BREAKFAST ROOM 11'10" X 14'1"
(3.60M X 4.29M)

LOUNGE 14'11" X 14'1" (4.55M X 4.29M)

FIRST FLOOR

LANDING

BEDROOM 1 8'10" X 8'3" (2.69M X 2.51M)

Window to front, open plan to Storage cupboard, door to:

BEDROOM 2 11'0" X 6'11" (3.36M X 2.12M)

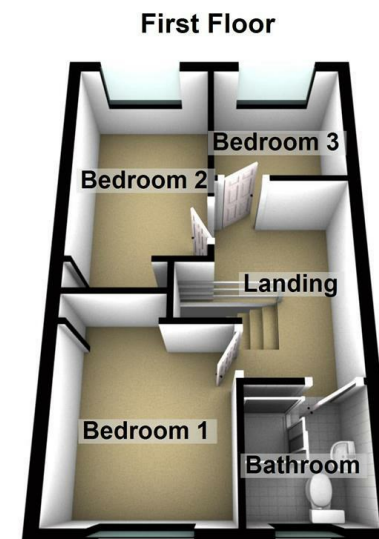
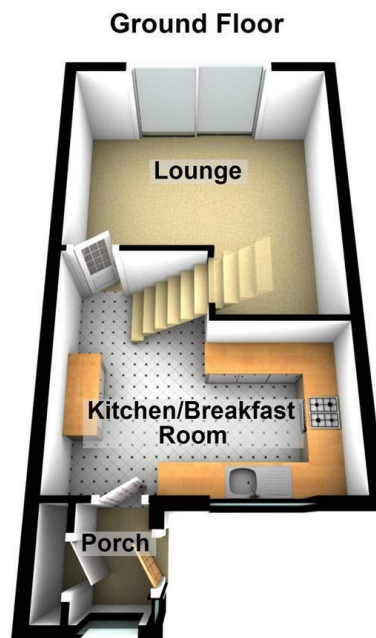
BEDROOM 3 6'6" X 6'9" (1.99M X 2.07M)

BATHROOM

OUTSIDE

REAR GARDEN

DRIVE TO FRONT



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	