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P&R
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FOR SALE

86 Russell Rise, Luton, Bedfordshire, LU1 5EX
£250,000



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**** EXCLUSIVE TO P&R PROPERTY SALES *** CHAIN FREE *** 3 DOUBLE BEDROOMS *** LARGE LIVING SPACE *** PRIVATE REAR GARDEN *** CLOSE TO TOWN CENTRE *** CLOSE TO UNIVERSITY AND STATION *** GAS CENTRAL HEATING *** FITTED KITCHEN *** BUY TO LET POTENTIAL £1,100PCM *** MUST BE VIEWED ***.** The property benefits from accommodation comprising entrance hall, Lounge, dining room, kitchen, 3 large bedrooms, family bathroom, gas central heating, double glazed windows and private garden. There is also on street permit parking

**ENTRANCE HALL 12'03 X 5'05
(3.73M X 1.65M)**

**LOUNGE 12'03 X 11'09 (3.73M
X 3.58M)**

**KITCHEN DINER 17'09 X 12'01
(5.41M X 3.68M)**

**LANDING 7'01 X 5'04 (2.16M X
1.63M)**

**BEDROOM ONE 12'02 X 11'10
(3.71M X 3.61M)**

**BEDROOM TWO 12'02 X 9'07
(3.71M X 2.92M)**

**BEDROOM THREE 9'03 X 9'02
(2.82M X 2.79M)**

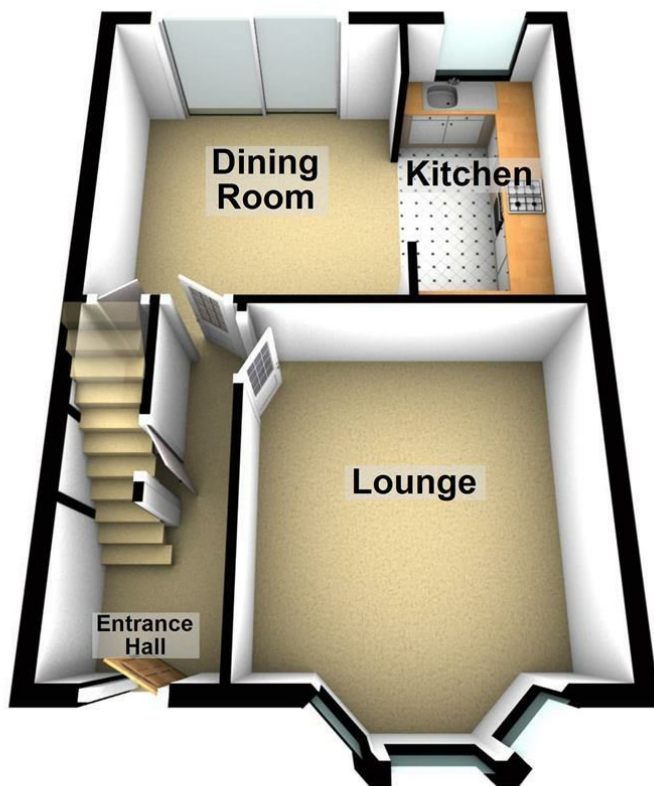
**BATHROOM 7'04 X 6'11 (2.24M
X 2.11M)**

OUTSIDE

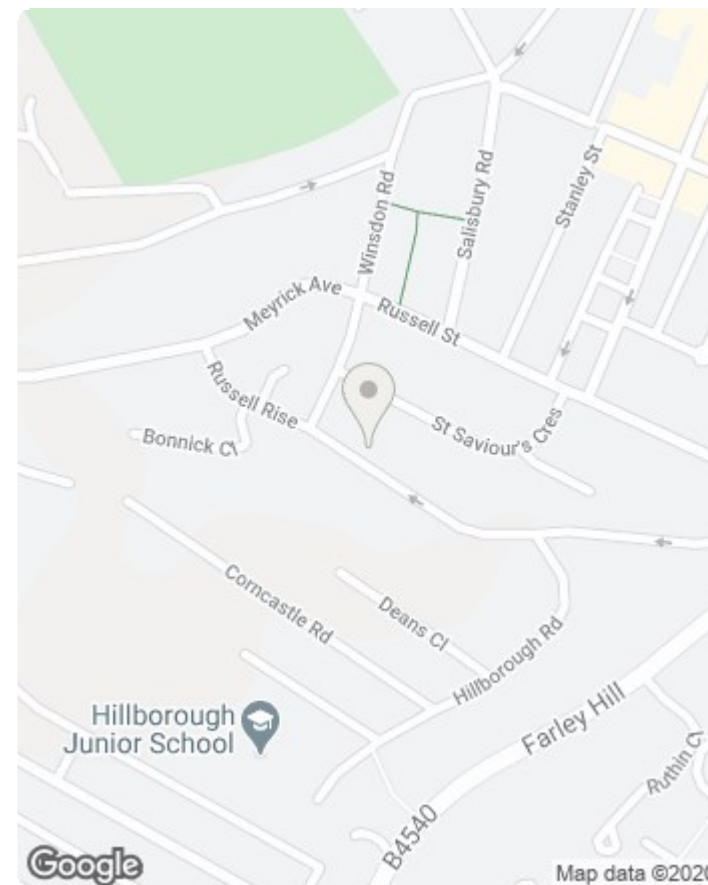
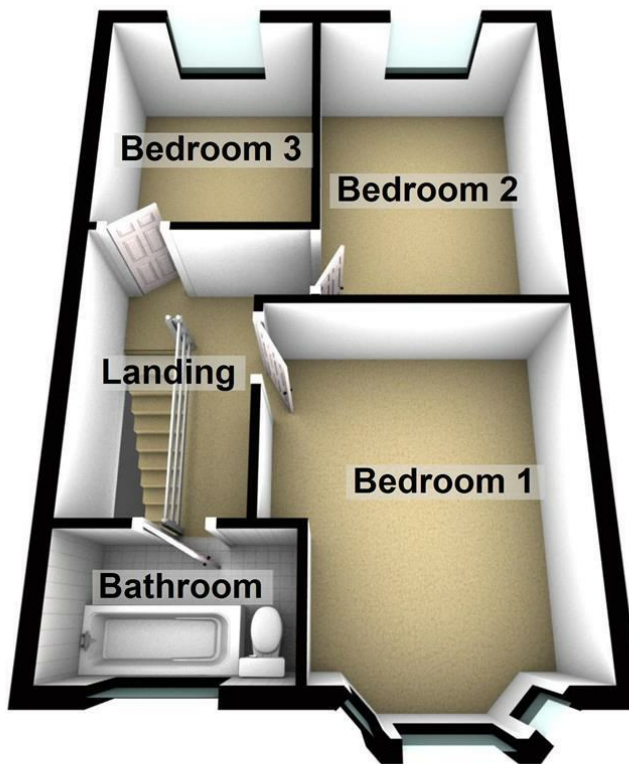
PRIVATE REAR GARDEN



Ground Floor



First Floor



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

