



67 Kingston Road, Luton, Bedfordshire, LU2 7RZ
£1,000

- 3 Bedrooms
- Well Presented throughout
- Close to town centre

- Lounge / Diner
- Available December 2020
- Must Be Viewed

- Shower room & Bathroom
- Great location

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE TO LET DECEMBER 2020 ** 3 BEDROOMS ** WELL PRESENTED ** CLOSE TO STATION **
 A three bedroom house situated close to the town centre and within walking distance of Luton mainline train station. Benefits include a lounge/diner, modern kitchen, shower room and separate bathroom, double glazing, gas central heating and rear garden.

LOUNGE 13'9 * 10'3 (4.19M * 3.12M)

uPVC double glazed bay window to front aspect; radiator.

DINING AREA 12.3 * 10.7 (3.66M.0.91M * 3.05M.2.13M)

Radiator; under-stairs storage; double glazed window to rear aspect; door into kitchen; open plan to lounge

KITCHEN 10.4 * 8.6 (3.05M.1.22M * 2.44M.1.83M)

Fitted with a matching range of eye and base level units with work tops over, sink and drainer, cooker, washing machine and fridge freezer included, door to garden, door to

BATHROOM

Fitted with a 3 piece suite comprising bath with shower attachment over, washbasin; uPVC double glazed frosted window to rear aspect

WC

Low flush W/C; radiator; extractor fan; uPVC double glazed frosted window to side aspect

FIRST FLOOR

BEDROOM 1 14.11 * 11 (4.27M.3.35M * 3.35M)

Radiator, double glazed window to front aspect

BEDROOM 2 12.4 * 9.8 (3.66M.1.22M * 2.74M.2.44M)

Double glazed window to rear aspect

BEDROOM 3 10 * 8.7 (3.05M * 2.44M.2.13M)

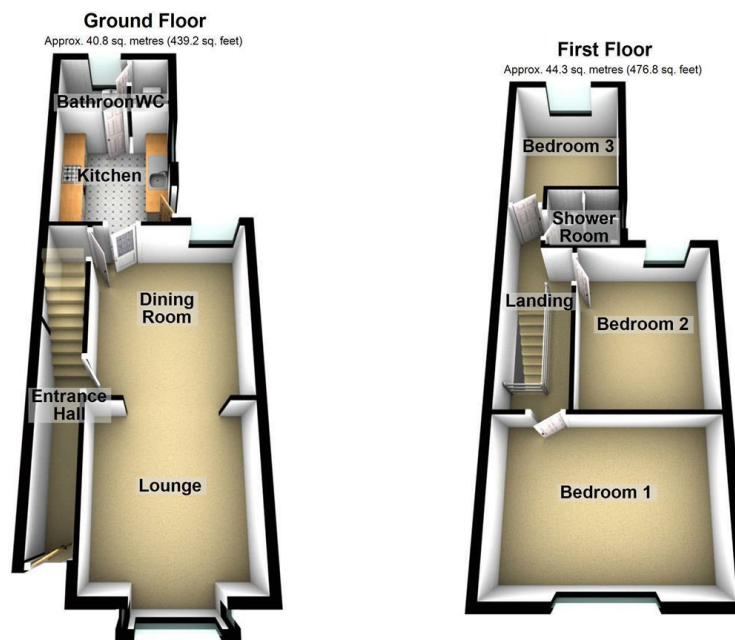
Double glazed window to rear aspect, Radiator;

SHOWER ROOM

Low flush W/C; radiator; hand washbasin; shower cubicle; extractor fan; double glazed window to side aspect

REAR GARDEN

Laid to lawn with flower and shrub borders and beds



Total area: approx. 85.1 sq. metres (916.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	