



7 St. Josephs Close, Luton, Bedfordshire, LU3 1ST
£335,000



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**** EXCLUSIVE P AND R PROPERTY SALES ** 3 BEDROOM DETACHED ** GREAT LOCATION ** WELL PRESENTED ** GREAT LIVING SPACE ** PARKING ** This lovely family home benefits from accommodation comprising entrance hall, lounge, kitchen to dining room, 3 generous bedrooms, family bathroom, gas central heating, double glazed windows, garage, private rear garden and on drive parking.**



GROUND FLOOR

ENTRANCE HALL

LOUNGE 14'4" X 16'11" (4.38M X 5.15M)

KITCHEN/DINING ROOM 10'5" X 16'11" (3.17M X 5.15M)

FIRST FLOOR

BEDROOM 1 14'4" X 13'6" (4.38M X 4.12M)

BEDROOM 2 10'5" X 10'0" (3.18M X 3.04M)

BEDROOM 3 9'11" X 6'11" (3.02M X 2.11M)

BATHROOM

OUTSIDE

GARAGE 16'2" X 10'4" (4.92M X 3.15M)

Window to side, Up and over door, door.

REAR GARDEN

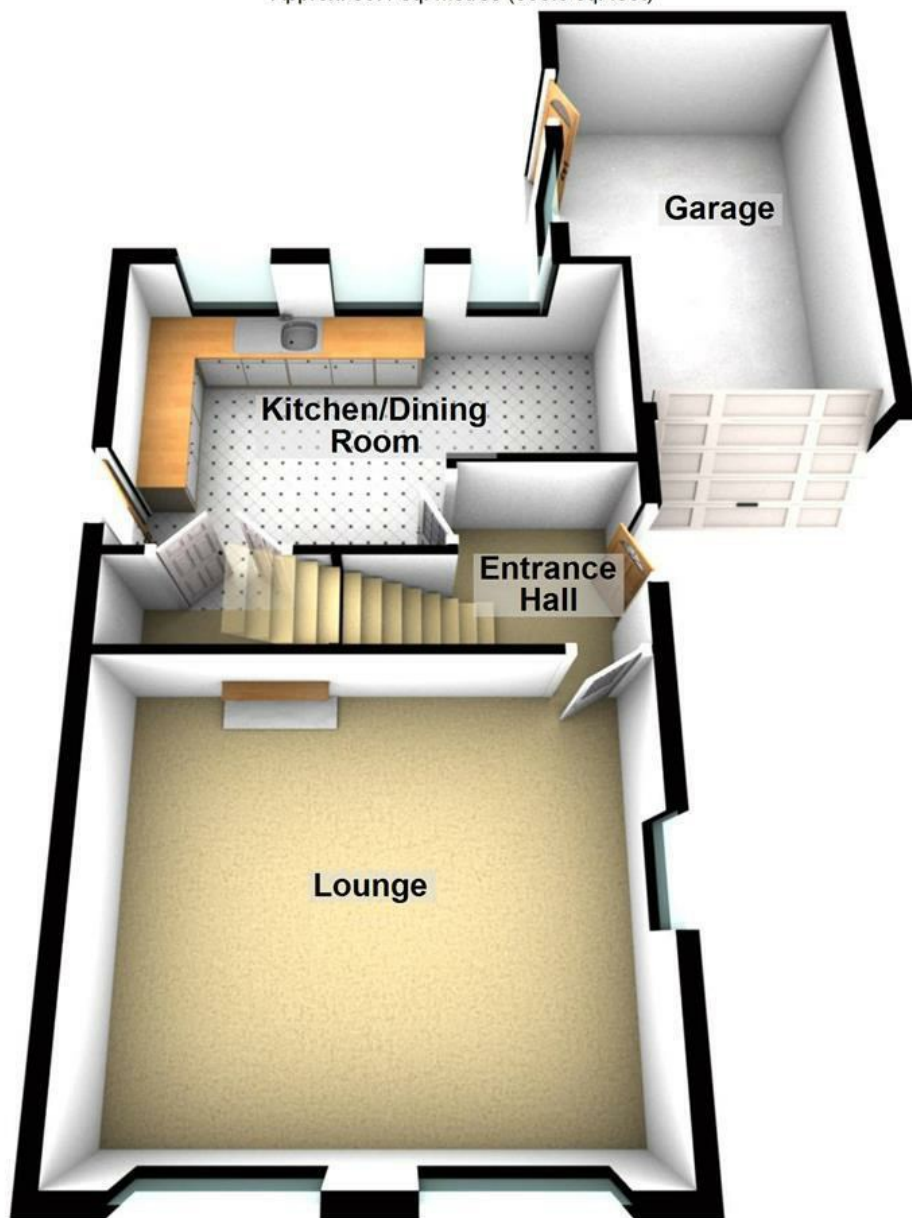
ON DRIVE PARKING





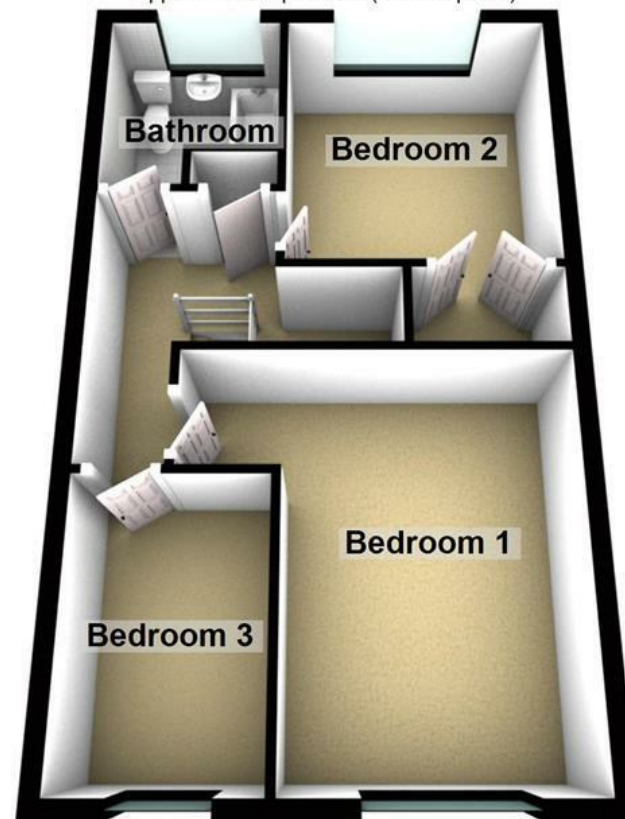
Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 103.5 sq. metres (1114.5 sq. feet)

7 St Josephs Close

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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	