



28 William Street, Luton, Bedfordshire, LU2 7RF
£240,000



- THREE DOUBLE BEDROOMS
- BTL POTENTIAL £1000+
- GAS CENTRAL HEATING
- SEPERATE RECEPTIONS

- CHAIN FREE
- PERFECT FOR INVESTORS
- 2 MINUTES TO MALL & UNIVERSITY

- TOWN CENTRE
- 2 MINUTES TO STATION
- PRIVATE GARDEN

*** P&R Property Sales *** Three Double Bedrooms *** CHAIN FREE *** Town Centre Location *** 2 Minutes Walk To Station & Mall *** BTL POTENTIAL £1,000 + PCM *** Two Separate Reception Rooms *** Private Rear Garden *** Gas Central Heating ***

This property benefits from accommodation comprising of entrance hall, living room, dining room, kitchen, bathroom, landing, three bedrooms and private rear garden.

ENTRANCE HALL

LIVING ROOM 12'00 X 9'11 (3.66M X 3.02M)

DINING ROOM 12'00 X 10'04 (3.66M X 3.15M)

KITCHEN 12'00 X 7'10 (3.66M X 2.39M)

BEDROOM ONE 13'04 X 12'00 (4.06M X 3.66M)

BEDROOM TWO 12'00 X 8'00 (3.66M X 2.44M)

BEDROOM THREE 11'10 X 7'11 (3.61M X 2.41M)

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	