



14 William Street, Luton, Bedfordshire, LU2 7RF  
£225,000





## 14 William Street, Luton, Bedfordshire, LU2 7RF

\*\* Exclusive to PR Property Sales \*\* No Upper Chain \*\*\*\* A well presented house that boasts two double bedrooms, two reception rooms and is located within easy walking distance to the two centre and train in station. The property benefits from accommodation comprising living room, dining room, kitchen, two double bedrooms, bathroom, gas central heating, double glazed windows and private garden.

**LIVING ROOM 10'10" X 12'0"**  
**(3.30M X 3.65M)**

**DINING ROOM 10'7" X 12'0"**  
**(3.22M X 3.65M)**

**KITCHEN 9'3" X 7'4" (2.83M X 2.23M)**

**REAR LOBBY**

**BATHROOM**

**LANDING**

**BEDROOM 1 10'9" X 13'7"**  
**(3.28M X 4.15M)**

**BEDROOM 2 10'8" X 13'7"**  
**(3.25M X 4.15M)**

**OUTSIDE**

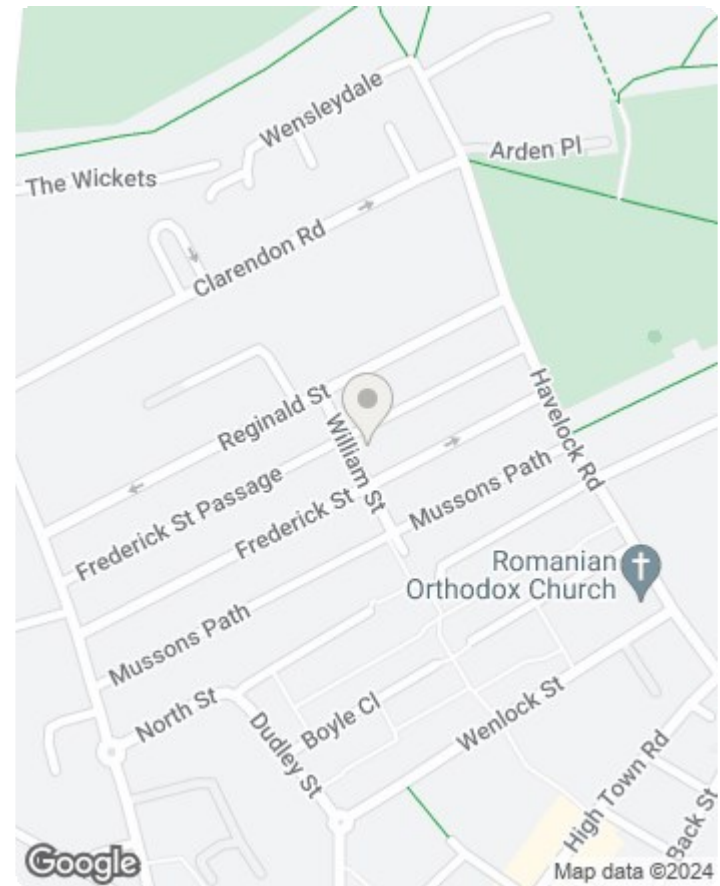
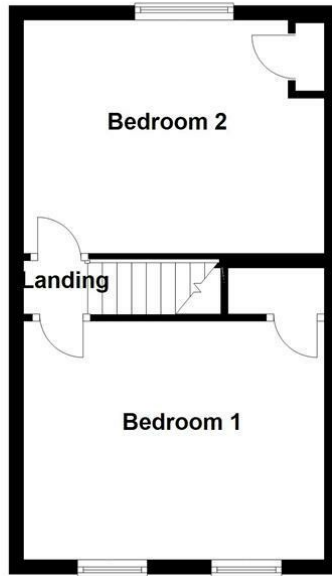
**REAR GARDEN**



**Ground Floor**



**First Floor**



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

Current rating: **60** (D)

Potential rating: **82** (B)



