



PR PROPERTY

28 Villiers Close, Luton, Bedfordshire, LU4 9FR
£1,300

- EXCLUSIVE TO P&R PROPERTY
- Stunning Bathroom
- On drive Parking
- Must Be viewed

- AVAILABLE JUNE 2024
- Gas Central Heating
- Close to Shops

- Modern Kitchen
- Private Rear Garden
- Close to Train station & Motorway

*** P&R Property Lettings ** Available JUNE 2024 ** Modern kitchen *** Modern & Stylish Bathroom ** On drive parking *** Private rear garden *** Gas central heating *** White Goods Included *** CLOSE TO LEAGRAVE STATION *** Close to M1 ***

LIVING ROOM 13'07 X 12'07 (4.14M X 3.84M)

Double glazed window to front, radiator, door leading to kitchen

KITCHEN 12'06 X 8'04 (3.81M X 2.54M)

Fitted kitchen, including wall and base mounted units, gas hob, fridge freezer and washing machine included

BEDROOM ONE 12'07 X 10'02 (3.84M X 3.10M)

Double glazed window to front, radiator

BEDROOM TWO 9'10 X 6'02 (3.00M X 1.88M)

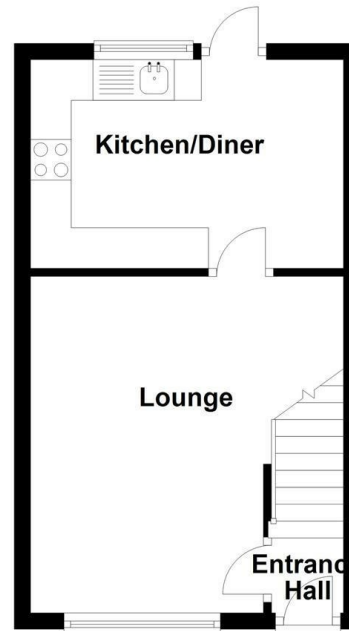
Double glazed window to rear, radiator

BATHROOM 6'00 X 5'10 (1.83M X 1.78M)

Fitted bathroom including bath, shower, basin and WC, double glazed window to rear

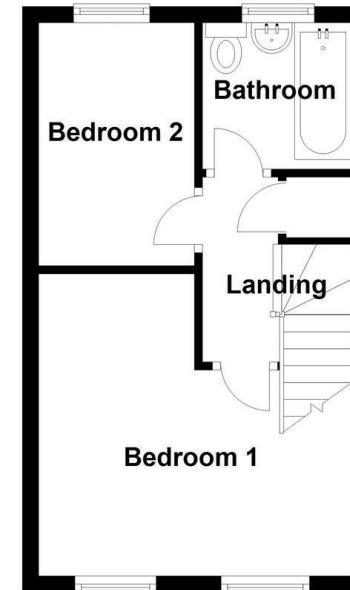
Ground Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.7 sq. feet)



Total area: approx. 52.3 sq. metres (563.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	73	
(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	