



PR
PROPERTY

15 Tavistock Street, Luton, Bedfordshire, LU1 3UR
£275,000

- EXCLUSIVE TO P&R PROPERTY SALES
- TERRACED
- CLOSE TO TOWN CENTRE
- MUST BE VIEWED

- CHAIN FREE
- MODERN KITCHEN AND BATHROOM
- BTL POTENTIAL £1600 PCM

- THREE BEDROOMS
- PRIVATE REAR GARDEN
- CLOSE TO LUTON TOWN CENTRE

*** EXCLUSIVE TO PR PROPERTY SALES *** THREE BEDROOMS *** TERRACED *** HUGE OPEN PLAN LIVING SPACE *** CLOSE TO LUTON TOWN CENTRE *** CHAIN FREE *** GAS CENTRAL HEATING *** PRIVATE REAR GARDEN *** BTL POTENTIAL £1600 PCM *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance, lounge/diner, kitchen, bathroom, three bedrooms and private rear garden.

LOUNGE/DINER 25'5" X 11'4" (7.75M X 3.45M)

Double glazed window to front, double glazed window to rear, two fireplaces, fitted carpet, stairs.

Patio area and lawn, access to front.

KITCHEN 9'0" X 5'7" (2.74M X 1.70M)

Refitted with a matching range of base and eye level units and cupboards, stainless steel sink with tiled splashbacks, fridge, freezer, washing machine and cooker, double glazed window to side, door to garden.

BATHROOM

Recently refitted with three piece suite comprising deep panelled bath with shower attachment over, pedestal wash hand basin and close coupled WC, door.

LANDING

Stairs.

BEDROOM 1 10'10" X 11'4" (3.31M X 3.45M)

Double glazed window to rear, radiator.

BEDROOM 2 11'3" X 6'7" (3.43M X 2.00M)

Double glazed window to front, radiator,

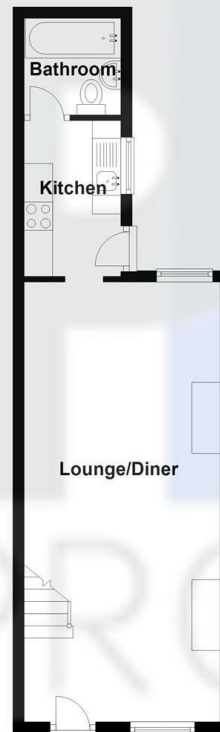
BEDROOM 3 12'4" X 11'4" (3.75M X 3.45M)

Double glazed velux window to rear, radiator.

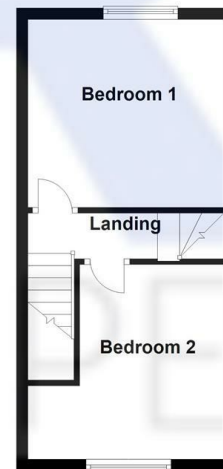
OUTSIDE

REAR GARDEN

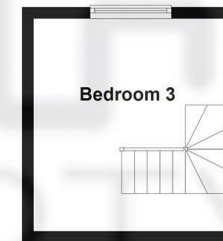
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	