



**22 St. Augustine Avenue, Luton, LU3 1QB**  
**£315,000**

**PR**   
PROPERTY



## **22 St. Augustine Avenue, Luton, LU3 1QB**

**\*\* Exclusive to PR Property sales \*\* Chain Free \*\* Great Location \*\* Potential to extended or loft conversion (STPP) \*\* This spacious home benefits from accommodation comprising entrance hall, living room, dining room, large kitchen, 2 double bedrooms and family bathroom. The property is double glazed and has gas central heating. Outside you have a large rear garden and enclosed front garden.**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

**LIVING ROOM 11'5" X 12'4"**  
**(3.49M X 3.75M)**

**DINING ROOM 11'8" X 12'10"**  
**(3.56M X 3.90M)**

**KITCHEN 12'10" X 8'5" (3.91M**  
**X 2.56M)**

### **FIRST FLOOR**

#### **LANDING**

**BEDROOM 1 11'8" X 9'11"**  
**(3.56M X 3.02M)**

**BEDROOM 2 11'5" X 10'8"**  
**(3.49M X 3.25M)**

#### **BATHROOM**

#### **OUTSIDE**

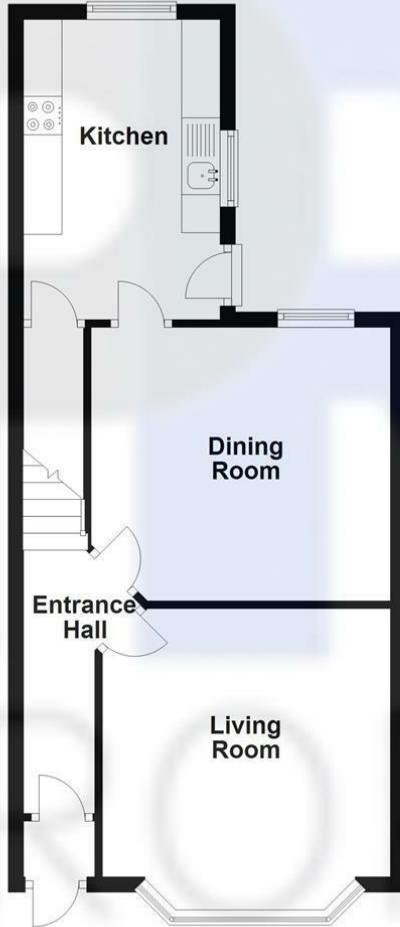
#### **LARGE REAR GARDEN**

#### **ENCLOSED FRONT GARDEN**



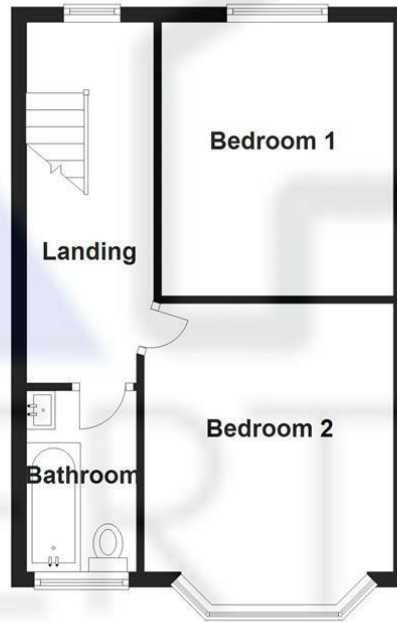
### Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)

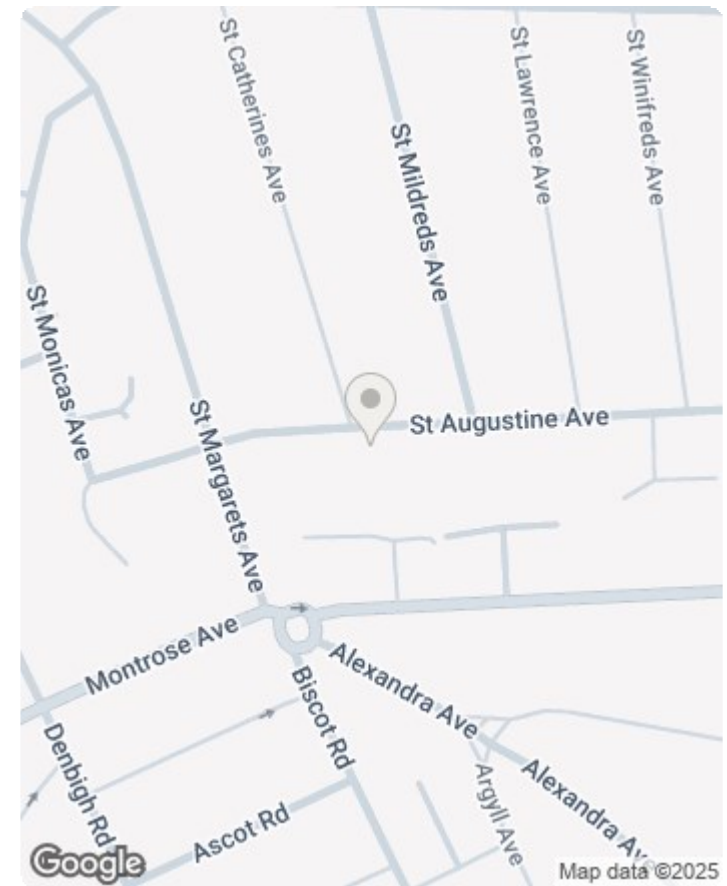


### First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Total area: approx. 79.4 sq. metres (854.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
England & Wales		EU Directive 2002/91/EC



