



PR 
PROPERTY

32 Richmond Hill, Luton, LU2 7JG
£275,000

- Exclusive to PR Property
- 3 Double Bedrooms
- No Upper Chain
- Call for more information 01582 720777

- Modern Kitchen & Bathroom
- Private Garden
- Gas CH

- 2 Reception Rooms
- Easy walking distance to town centre & Train Station
- Buy to Let Potential £1500pcm

**** EXCLUSIVE TO PR PROPERTY SALES ** NO UPPER CHAIN ** MODERN KITCHEN & BATHROOM ** LOCATED WITHIN EASY WALKING DISTANCE TO TOWN CENTRE **** . The property benefits from 3 double bedrooms, 2 reception rooms, fitted kitchen, bathroom, gas central heating, double glazed windows and private rear garden.

ENTRANCE HALL

LIVING ROOM 12'1" X 9'9" (3.68 X 2.97)

DINING ROOM 12'1" X 9'9" (3.68 X 2.97)

KITCHEN 9'11" X 8'2" (3.02 X 2.49)

REAR LOBBY

BATHROOM

WC

LANDING

BEDROOM 1 14'2" X 12'1" (4.32 X 3.68)

BEDROOM 2 12'1" X 8'8" (3.68 X 2.64)

BEDROOM 3 9'11" X 8'5" (3.02 X 2.57)

OUTSIDE

REAR GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	85
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC