



## Room 5, 12 Lovat Road, Preston, PR1 6DP

**£425 Per Month**

- Furnished room in shared house
- Communal kitchen available
- Located on Lovat Road
- Easy access to transport links
- Viewing recommended
- All bills included
- Two communal bathrooms
- Close to local amenities
- Ideal for students or professionals

# 12 Lovat Road, Preston PR1 6DP

Located on Lovat Road in Preston, this furnished room in a shared house presents an excellent opportunity for comfortable living. The property boasts a well-maintained communal kitchen, perfect for preparing meals and socialising with housemates. Additionally, there are two communal bathrooms, ensuring convenience for all residents.

One of the standout features of this room is that all bills are included, providing peace of mind and simplifying your monthly budgeting. The location is particularly advantageous, offering easy access to local amenities, transport links, and the lively atmosphere that Preston is known for.

This room is ideal for individuals seeking a friendly and welcoming environment while enjoying the benefits of shared living. Whether you are a student or a professional, this property offers a practical and affordable solution for your housing needs. Don't miss the chance to make this room your new home in Preston.

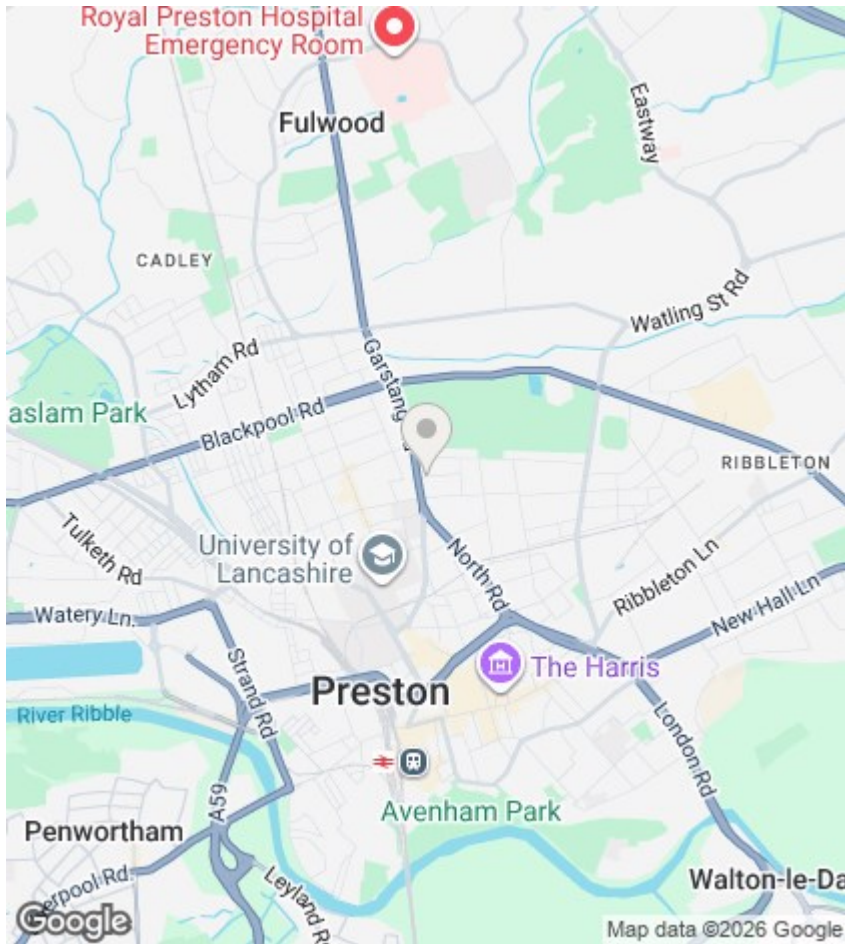


Council Tax Band:









## Directions

## Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

## EPC Rating:

| 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  |           |