

97 Russell Street, Luton, Bedfordshire, LU1 5EB
£1,200

- TWO BEDROOMS
- GAS CENTRAL HEATING
- MUST BE VIEWED

- LARGE OPEN PLAN LIVING
- PRIVATE REAR GARDEN

- CLOSE TO TOWN CENTRE
- AVAILABLE FEB 2023

*** P&R PROPERTY LETTINGS *** SPACIOUS 2 BEDROOM HOUSE *** GREAT CONDITON *** FITTED KITCHEN *** PRIVATE REAR GARDEN *** TOWN CENTRE LOCATION *** AVAILABLE FOR MOVE IN LATE FEBRUARY 2024 *** LARGE OPEN PLAN LIVING SPACE **** MUST BE VIEWED ***

GROUND FLOOR

LOUNGE/DINER 25'2" X 10'2" (7.67 X 3.11)

Double glazed window to front, double glazed window to rear, two radiators, laminate flooring, stairs, door to:

KITCHEN 9'11" X 5'11" (3.02 X 1.80)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, fridge, washing machine, cooker and hob included, window to side, tiled flooring, door to:

BATHROOM

Fitted with three piece suite comprising bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, full height tiling to all walls, window to rear, tiled flooring.

FIRST FLOOR

LANDING

Door to:

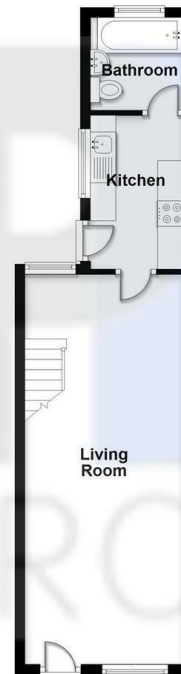
BEDROOM 1 10'10" X 10'2" (3.30 X 3.11)

Double glazed window to front, radiator, laminate flooring, door to Storage cupboard.

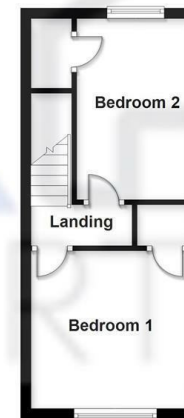
BEDROOM 2 11'2" X 6'11" (3.41 X 2.12)

Double glazed window to rear, radiator, laminate flooring, door to Storage cupboard.

Ground Floor
Approx. 33.0 sq. metres (355.6 sq. feet)



First Floor
Approx. 23.8 sq. metres (256.7 sq. feet)



Total area: approx. 56.9 sq. metres (612.3 sq. feet)
97 Russel St

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	