



**PR**  
PROPERTY

8 Blyth Place, Luton, LU1 5ED  
£1,450 PCM



- EXCLUSIVE TO PR PROPERTY LETTINGS
- PRIVATE REAR GARDEN
- WHITE GOODS INCLUDED
- 3 DOUBLE BEDROOMS
- CLOSE TO TOWN CENTRE
- GAS CENTRAL HEATING
- LARGE OPEN PLAN LIVING
- AVAILABLE DECEMBER 2025
- MUST BE VIEWED

#### Exclusive to PR Property

A well-presented and spacious three-bedroom home located on Blyth Place, Luton. The property offers a large open-plan living and dining space on the ground floor, ideal for modern family living or entertaining. The kitchen comes fully fitted with white goods, while gas central heating ensures comfort throughout the year. Outside, there's a private courtyard garden providing a relaxing outdoor area. Situated within close proximity to the town centre, this home combines convenience with comfortable living. Available from December 2025, early viewing is recommended.

#### ENTRANCE HALL

**LIVING ROOM 11'10 X 10'8 (3.61M X 3.25M)**

**DINING ROOM 11'10 X 11'09 (3.61M X 3.58M)**

**KITCHEN 9'8 X 7'7 (2.95M X 2.31M)**

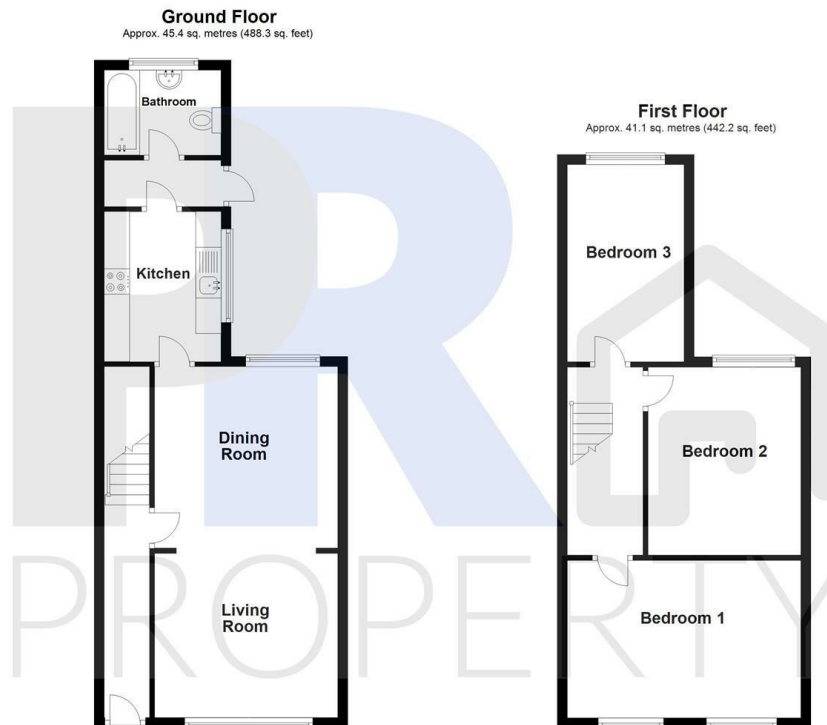
#### BATHROOM

#### LANDING

**BEDROOM 1 15'1 X 10'02 (4.60M X 3.10M)**

**BEDROOM 2 12'2 X 9'11 (3.71M X 3.02M)**

**BEDROOM 3 12'9 X 7'7 (3.89M X 2.31M)**



Total area: approx. 86.5 sq. metres (930.6 sq. feet)  
8 Blyth Place, Luton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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>	<b>57</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		