30 Briar Close, Luton, Bedfordshire, LU2 8EA
£1,400

PR PROPERTY

- EXCLUSIVE TO PR PROPERTY LETTINGS
- GAS CENTRAL HEATING
- GOOD CONDITION

- STOPSLEY
- 3 BEDROOMS
- AVAILABLE JANUARY 2025

- HUGE REAR GARDEN
- CLOSE TO SCHOOLS
- SHOPS CLOSE BY

**** EXCLUSIVE TO PR PROPERTY LETTINGS **** A SPACIOUS 3 BEDROOM TERRACED HOUSE LOCATED IN QUIET CLOSE *** HUGE REAR GARDEN *** GAS CENTRAL HEATING *** STOPSLEY LOCATION *** MUST BE VIEWED *** AVAILABLE JANUARY 2025 **

The property benefits from accommodation comprising entrance hall, lounge, kitchen / dining, 3 bedrooms, bathroom, gas central heating, large rear garden and garage.

ENTRANCE HALL

LOUNGE 14'0" X 10'10" (4.27M X 3.30M)

KITCHEN 6'11" X 10'9" (2.12M X 3.28M)

BATHROOM

LANDING

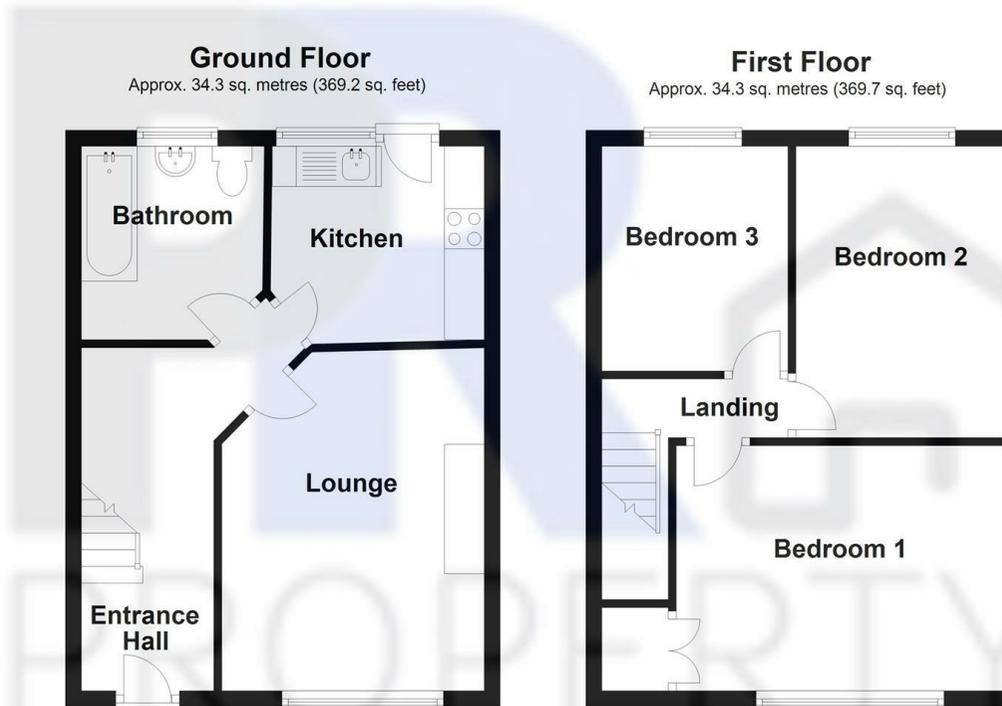**BEDROOM 1 10'0" X 13'7" (3.05M X 4.14M)**

BEDROOM 2 11'11" X 8'7" (3.63M X 2.62M)

BEDROOM 3 9'2" X 7'8" (2.80M X 2.34M)

OUTSIDE

REAR GARDEN

TO FRONT

Ground Floor
Approx. 34.3 sq. metres (369.2 sq. feet)

Bathroom

Kitchen

Lounge

Entrance Hall

First Floor
Approx. 34.3 sq. metres (369.7 sq. feet)

Bedroom 3

Bedroom 2

Landing

Bedroom 1

Total area: approx. 68.6 sq. metres (738.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

Current 77 Potential 90

England & Wales EU Directive 2002/91/EC