

PR PROPERTY

36 Bradgers Hill Road, Luton, Bedfordshire, LU2 7EL
£1,600

- Exclusive to PR Property Lettings
- Gas CH & DG Windows
- Available Now
- Two reception rooms
- 3 Bedrooms
- Private Garden
- Close to Good Schools & Luton 6th Form college
- Newly Refurbished throughout
- Parking
- Great Location

Exclusive to PR Property this stunning three bedroom home, tucked away just off Old Bedford Road, has been recently refurbished throughout and is ready to move straight into. The accommodation offers a welcoming entrance hall, a comfortable lounge and separate dining room, plus a smart kitchen ideal for day to day family life. Upstairs you'll find three well proportioned bedrooms and a family bathroom. Outside, there's a private rear garden for relaxing or entertaining, along with the real bonus of off road parking. Further benefits include gas central heating and double glazed windows.

ENTRANCE HALL

LOUNGE 12'1" X 12'11" (3.69M X 3.93M)

DINING ROOM 11'11" X 11'7" (3.62M X 3.52M)

KITCHEN 8'8" X 7'1" (2.65M X 2.15M)

LANDING

BEDROOM 1 12'0" X 12'8" (3.66M X 3.86M)

BEDROOM 2 12'1" X 12'8" (3.69M X 3.86M)

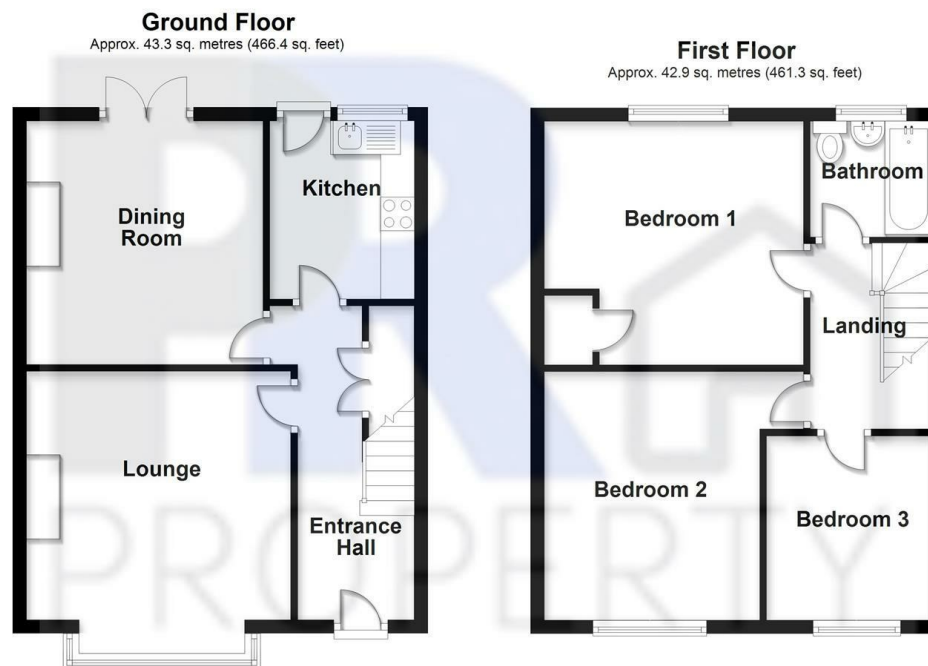
BEDROOM 3 9'0" X 8'1" (2.74M X 2.46M)

BATHROOM

OUTSIDE

REAR GARDEN

TO FRONT ON DRIVE PARKING



Total area: approx. 86.2 sq. metres (927.7 sq. feet)

36 bradgers hill road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	