



6 Surrey Street, Luton, Bedfordshire, LU1 3BZ  
£1,350





- Surrey Street, Luton
- Newly refurbished throughout
- Available now

- Two double bedrooms
- Private rear garden
- Must be viewed

- Two reception rooms
- Close to the town center

Available with PR Property, this newly refurbished two bedroom house on Surrey Street, Luton is available now and offers bright, flexible living space just a short distance from the town center. Inside, there are two separate reception rooms, giving you the option of a lounge plus dining room, home office or play space depending on your needs. Upstairs, you'll find two genuine double bedrooms, ideal for sharers, couples or a small family. To the rear, there's a private garden for some outdoor space without the upkeep of anything too large. A viewing is strongly recommended to appreciate the finish and layout.

**LIVING ROOM 10'11" X 10'5" (3.33M X 3.17M)**

**DINING ROOM 10'10" X 10'5" (3.29M X 3.17M)**

**KITCHEN 7'11" X 5'10" (2.42M X 1.78M)**

**BATHROOM 5'8" X 5'10" (1.73M X 1.78M)**

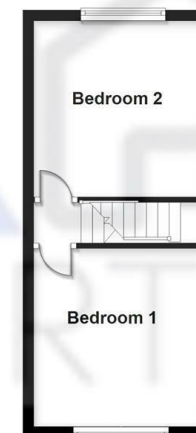
**BEDROOM 1 10'11" X 10'5" (3.33M X 3.17M)**

**BEDROOM 2 10'10" X 10'5" (3.29M X 3.17M)**

**Ground Floor**  
Approx. 31.8 sq. metres (341.9 sq. feet)



**First Floor**  
Approx. 24.0 sq. metres (258.7 sq. feet)



Total area: approx. 55.8 sq. metres (600.6 sq. feet)  
**6 Surrey Street, Luton**

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus)	A		86	
(81-91)	B			
(69-80)	C			
(55-68)	D	59		
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		