



PR
PROPERTY

97 Cambridge Street, Luton, Bedfordshire, LU1 3QT
£1,250 PCM

- EXCLUSIVE P&R PROPERTY LETTINGS
- TOWN CENTER
- GAS CENTRAL HEATING

- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- MUST BE VIEWED

- 2 RECEPTION ROOMS
- AVAILABLE LATE JAN 2026

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** A FABULOUS 2 BEDROOM HOUSE WHICH IS BEAUTIFULLY PRESENTED THROUGHOUT. *** 2 DOUBLE BEDROOMS *** PRIVATE REAR GARDEN *** AVAILABLE LATE JANUARY 2026 *** MUST BE VIEWED ***

The property benefits from accommodation comprising lounge, dining room, fitted kitchen, 2 double bedrooms, bathroom, gas central heating, double glazed windows and garden.

LOUNGE 11'0" X 11'2" (3.35M X 3.40M)

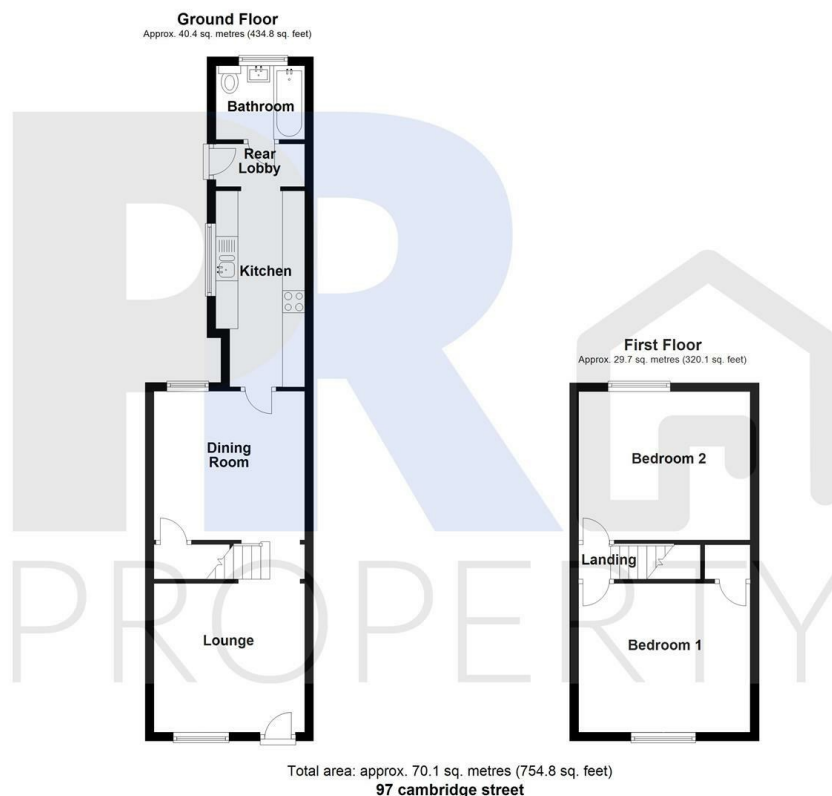
DINING ROOM 11'0" X 11'2" (3.35M X 3.40M)

KITCHEN 14'6" X 6'7" (4.42M X 2.01M)

BEDROOM 1 11'0" X 12'8" (3.35M X 3.87M)

BEDROOM 2 11'0" X 12'8" (3.35M X 3.87M)

BATHROOM



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |