



PR
PROPERTY

65 Harcourt Street, Luton, Bedfordshire, LU1 3QJ
£1,250

- 2 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- FITTED KITCHEN

- PRIVATE REAR GARDEN
- CLOSE TO TOWN CENTRE
- MUST BE VIEWED

- TWO SEPARATE RECEPTIONS
- AVAILABLE DECEMBER 2023

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** THIS LOVELY HOME OFFERS IMPRESSIVE LIVING SPACE AND GREAT GARDEN AND IS LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE. The property benefits from accommodation comprising entrance hall, lounge, dining room, fitted kitchen, 2 bedrooms, bathroom, gas central heating, double glazed windows and private gardens.

DINING ROOM 10'11" X 10'9" (3.33M X 3.28M)

Double glazed window to front, fireplace, radiator, door to:

LOUNGE 11'3" X 10'9" (3.43M X 3.28M)

Double glazed window to rear, fireplace, radiator, open plan to Kitchen, door to Storage cupboard.

KITCHEN 8'5" X 6'6" (2.57M X 1.98M)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to side, open plan, door to:

HALL

Door to garden

BATHROOM

Fitted with three piece suite comprising panelled bath with independent electric shower over, pedestal wash hand basin and close coupled WC, obscure double glazed window to rear, utility cupboard with plumbing for washing.

LANDING

Door to:

BEDROOM 1 11'3" X 12'3" (3.43M X 3.73M)

Double glazed window to rear, radiator.

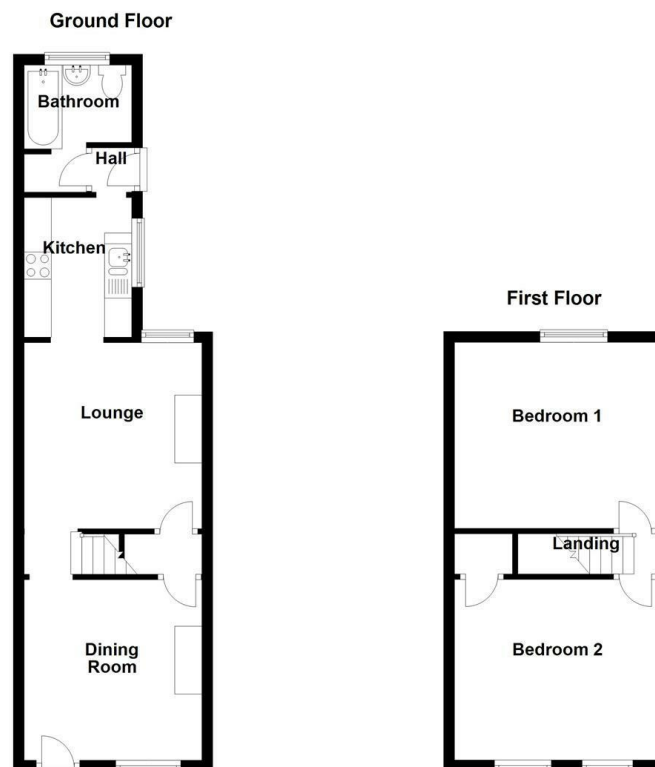
BEDROOM 2 10'11" X 12'3" (3.33M X 3.73M)

Two double glazed windows to front, two radiators, fitted carpet, door to Storage cupboard.

Large timber decking seating area, lawned area.

OUTSIDE

REAR GARDEN



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		
England & Wales		EU Directive 2002/91/EC