



PR 
PROPERTY

13 Shakespeare Road, Luton, Bedfordshire, LU4 0HT
£1,500 PCM

- EXCLUSIVE TO P&R PROPERTY LETTINGS
- 2 RECEPTION ROOMS
- LARGE GARDEN
- MUST BE VIEWED

- AVAILABLE NOW
- KITCHEN
- NEWLY DECORATED THROUGHOUT

- 3 BEDROOMS
- CLOSE TO HOSPITAL & MOTORWAY
- PARKING ON DRIVE

**** EXCLUSIVE TO P&R PROPERTY LETTINGS ** AVAILABLE TO LET NOW ** CLOSE TO HOSPITAL ** 3 BEDROOMS ** 2 RECEPTION ROOMS ** LARGE GARDEN ** PARKING ** MUST BE VIEWED **** The property benefits from accommodation comprising entrance hall, living room, dining room, kitchen, 3 bedrooms, bathroom and large garden.

ENTRANCE HALL

LOUNGE 11'2" X 11'7" (3.40M X 3.52M)

DINING ROOM 13'1" X 10'1" (3.99M X 3.07M)

KITCHEN 9'5" X 6'11" (2.87M X 2.11M)

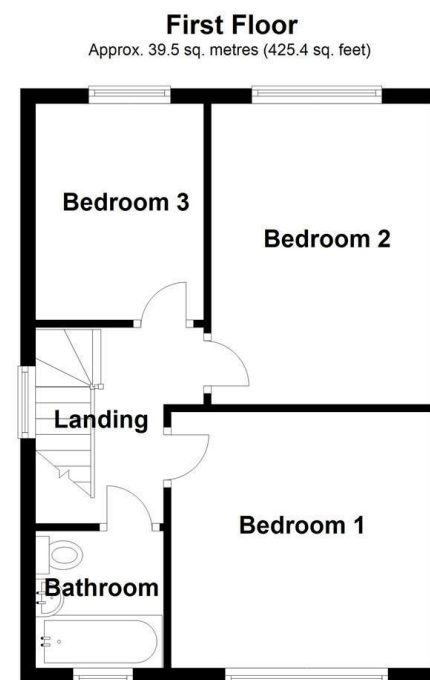
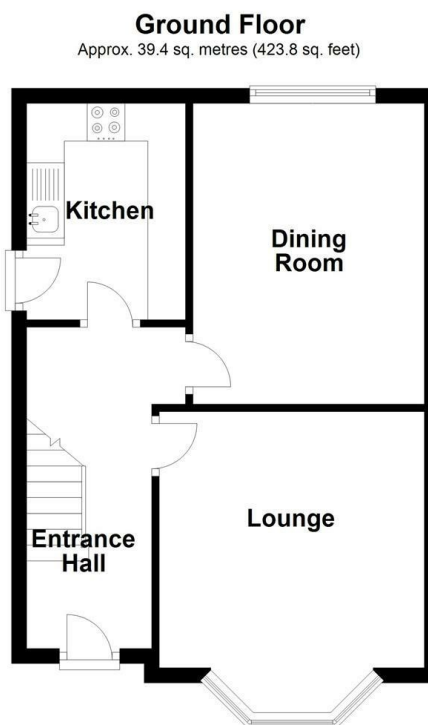
LANDING

BEDROOM 1 11'2" X 11'5" (3.40M X 3.48M)

BEDROOM 2 13'1" X 9'8" (3.99M X 2.95M)

BEDROOM 3 9'5" X 7'4" (2.87M X 2.23M)

BATHROOM



Total area: approx. 78.9 sq. metres (849.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	8
(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