



12 Buzzard Road, Luton, LU4 0UF
£1,400 PCM



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Exclusive to P&R Property – Beautifully refurbished throughout and available to let now, this two bedroom semi-detached home on Buzzard Road in the popular Lewsey area of Luton is ready to move straight into. Fresh from a full update — including brand new carpets, a modern bathroom and gas central heating — the hard work has already been done for you. The property benefits from off-road driveway parking and a great garden, ideal for relaxing or entertaining. Situated just minutes from the Luton & Dunstable Hospital and with easy access to local amenities, this is a fantastic opportunity not to be missed

LOUNGE 15'11" X 12'7" (4.86M X 3.83M)

KITCHEN/DINING ROOM 10'2" X 12'7" (3.09M X 3.83M)

BEDROOM 1 9'8" X 12'7" (2.95M X 3.83M)

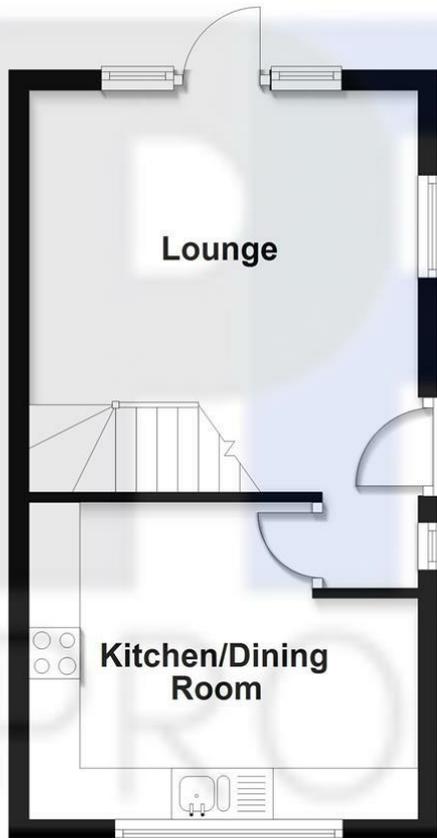
BEDROOM 2 10'2" X 9'2" (3.09M X 2.79M)

BATHROOM



Ground Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



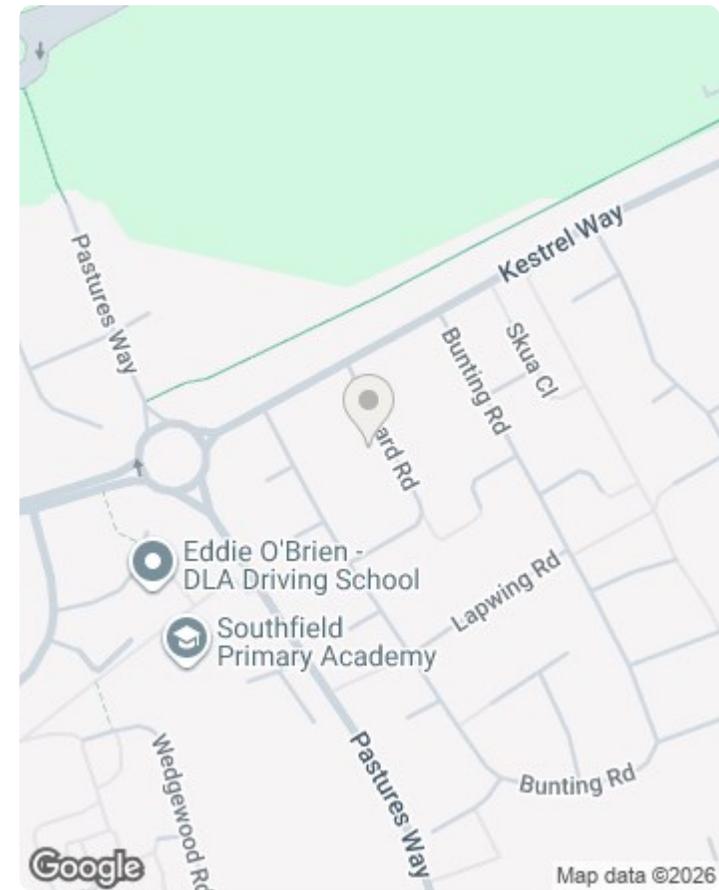
First Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 54.5 sq. metres (586.4 sq. feet)

12 BUZZARD ROAD, LUTON



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | 70 | |
| (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 | |

