



52 Birdsfoot Lane, Luton, LU3 2DG
£1,400 PCM

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*** EXCLUSIVE TO PR PROPERTY LETTINGS *** SPACIOUS 2 BEDROOM BUNGALOW *** NEWLY REFURBISHED THROUGHOUT *** FABULOUS MODERN FINISH *** DRIVE WAY PARKING AND GARAGE *** LARGE PRIVATE REAR GARDEN *** TWO DOUBLE BEDROOMS *** GAS CENTRAL HEATING *** CLOSE TO LOCAL SCHOOLS AND SHOPS *** AVAILABLE NOW *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance hall, living room, kitchen diner, two bedrooms, family bathroom, front and back gardens and garage to rear.

ENTRANCE HALL

LIVING ROOM 11'11 X 10'10
(3.63M X 3.30M)

KITCHEN/DINER 17'01 X 9'05
(5.21M X 2.87M)

BEDROOM 1 11'02 X 9'04
(3.40M X 2.84M)

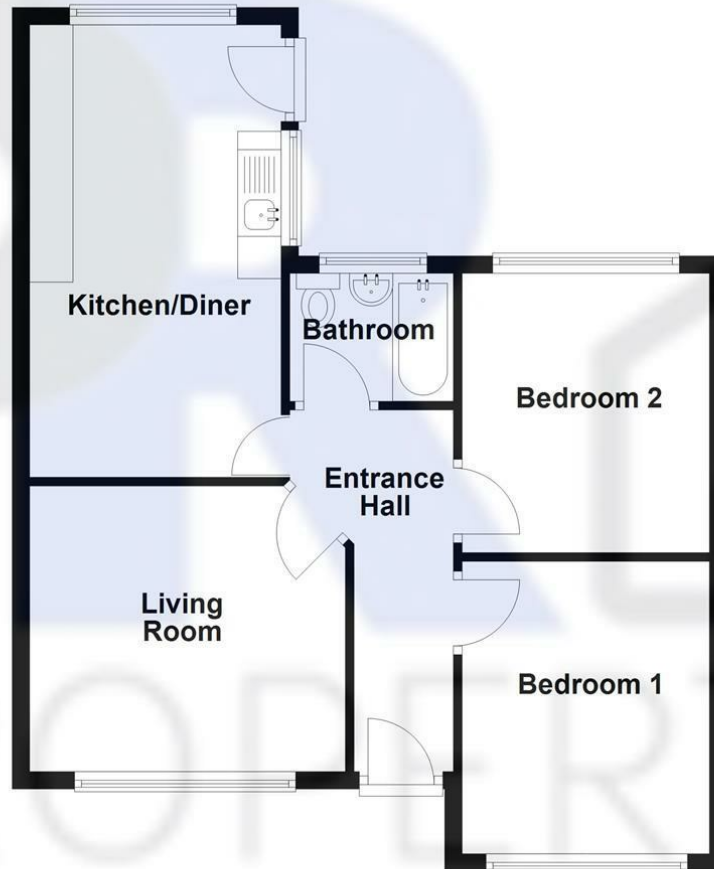
BEDROOM 2 10'07 X 9'04
(3.23M X 2.84M)

BATHROOM



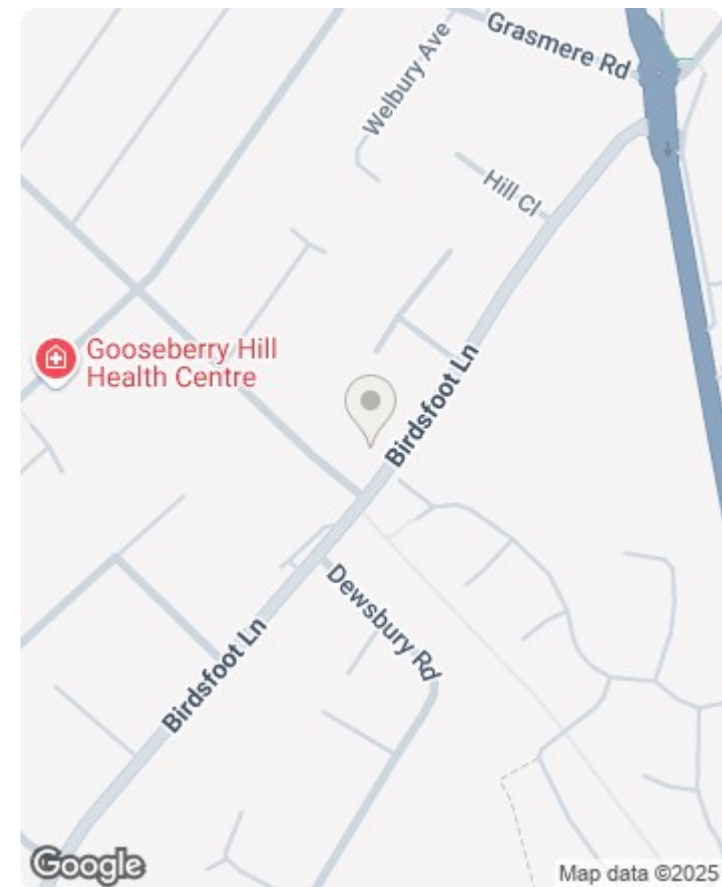
Ground Floor

Approx. 55.9 sq. metres (602.2 sq. feet)



Total area: approx. 55.9 sq. metres (602.2 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		60
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

