



16 Burnham Road, Luton, LU2 9ER
£1,500 PCM



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Exclusive to P&R Property — Tucked away in the Stopsley area of Luton, this well-presented three bedroom semi-detached home is available to let now and ready to move straight into. Boasting a fitted kitchen, wet room and separate WC, the property has been thoughtfully set up for modern living. The generous garden is ideal for families or anyone who loves outdoor space, whilst gas central heating and on street parking take care of the everyday practicalities. Close to local schools, shops and transport links, this is a home that truly delivers.

ENTRANCE HALL

LOUNGE

DINING AREA

KITCHEN

UTILITY AREA 9'1" X 3'10"
(2.78M X 1.18M)

WC

LANDING

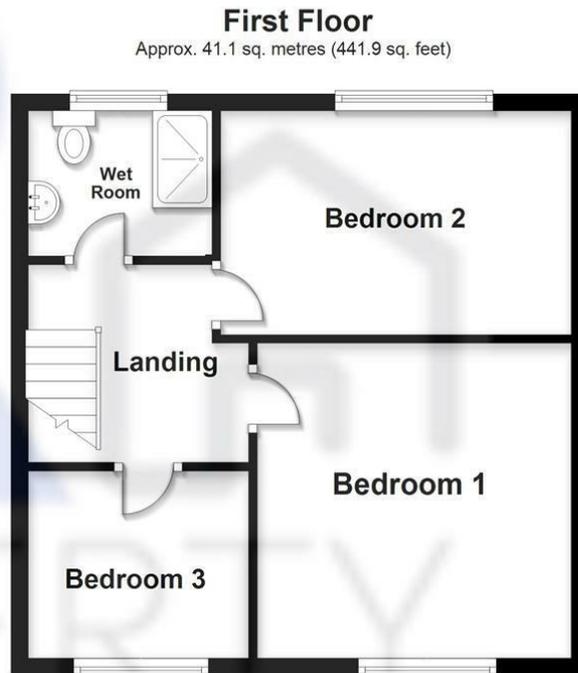
BEDROOM 1

BEDROOM 2

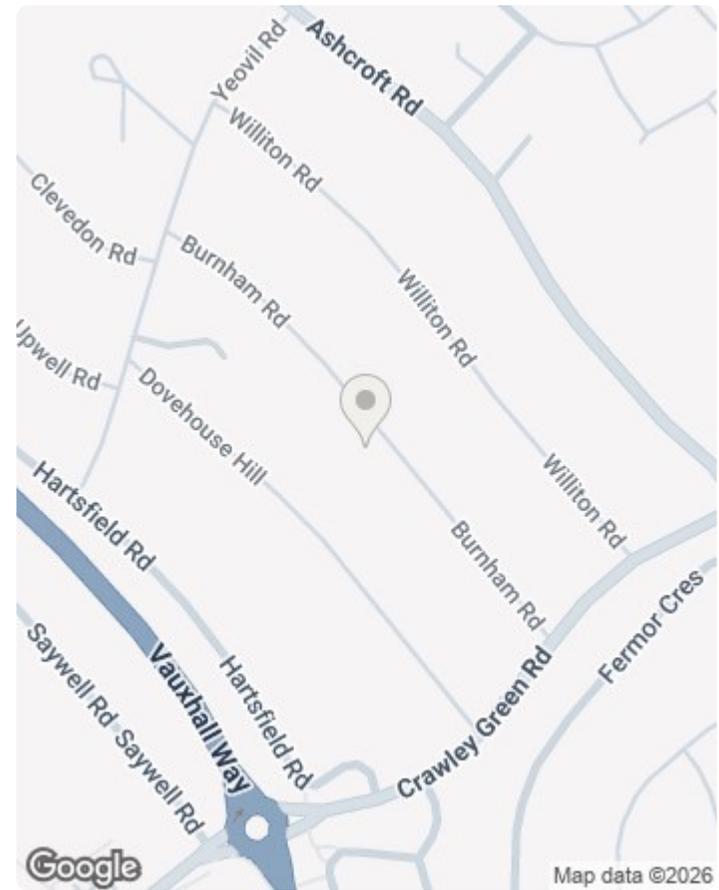
BEDROOM 3

WET ROOM





Total area: approx. 89.6 sq. metres (964.3 sq. feet)
16 Burnham Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

