



44 Peartree Road, Luton, Bedfordshire, LU2 8BA  
£1,400 PCM



- Exclusive to PR Property Lettings
- Kitchen
- Gas CH
- Must Be Viewed

- 2 Bedrooms
- Nice Bathroom
- On drive Parking

- Large Lounge
- Private Garden
- Good Location

**\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\* AVAILABLE TO LET NOW \*\* 2 DOUBLE BEDROOMS \*\*** The property benefits from accommodation comprising entrance hall, lounge, kitchen, 2 bedrooms, bathroom, gas central heating, double glazed windows, private garden and on drive parking.

### ENTRANCE HALL

Stairs, door.

### LOUNGE 15'6" X 11'4" (4.72M X 3.45M)

Double glazed window to front, radiator, door to:

### KITCHEN 7'10" X 14'5" (2.39M X 4.39M)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer and washing machine, two double glazed windows to rear, radiator, door to garden.

### LANDING

Double glazed window to side.

### BEDROOM 1 10'4" X 14'5" (3.15M X 4.39M)

Double glazed window to front, radiator,

### BEDROOM 2 11'0" X 8'7" (3.35M X 2.62M)

Double glazed window to rear, radiator,

### BATHROOM

Fitted with three piece suite comprising bath with shower over, wash hand basin and close coupled WC, obscure double glazed window to rear.

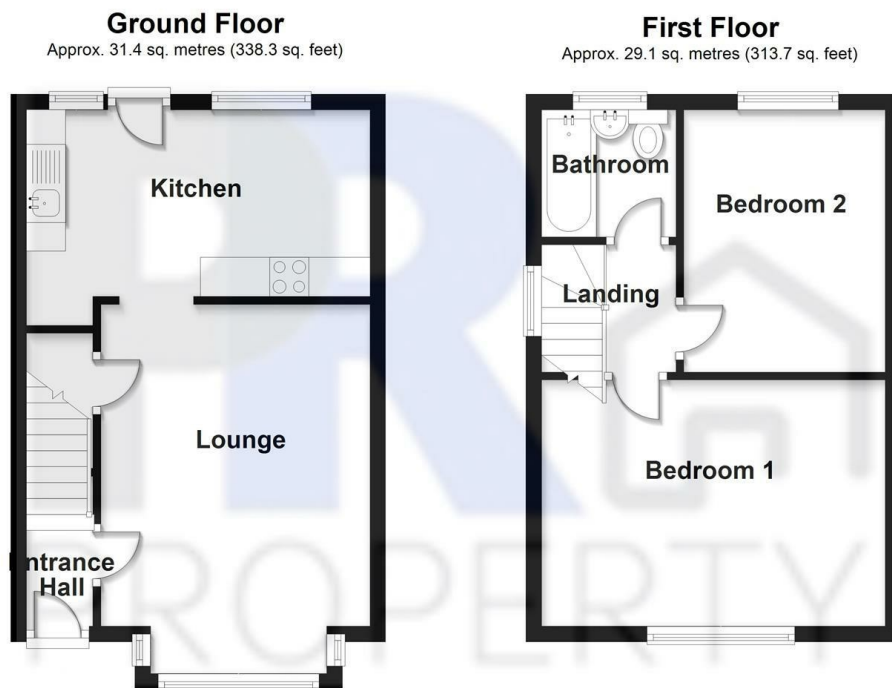
### OUTSIDE

#### REAR GARDEN

Laid to lawn with shrub borders and paved patio area.

#### TO FRONT

Block paved drive providing off road parking.



**44 pear tree road**

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