



PR
PROPERTY

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.

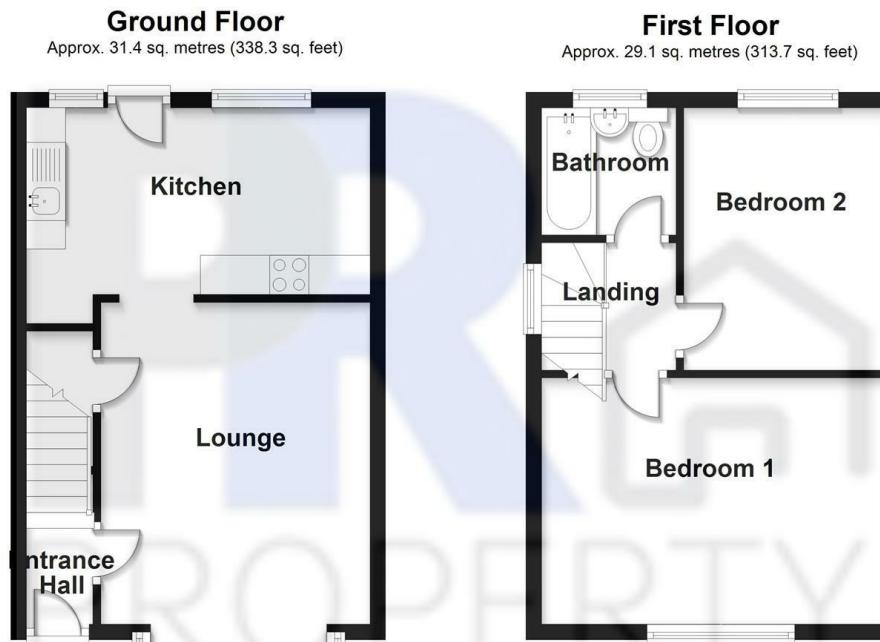
OUTSIDE

REAR GARDEN

Laid to lawn with shrub borders and paved patio area.

TO FRONT

Block paved drive providing off road parking.



Total area: approx. 60.6 sq. metres (652.0 sq. feet)

44 pear tree road

