



15 Guildford Street, Luton, Bedfordshire, LU1 2NQ
£1,500 PCM



PR
PROPERTY

- EXCLUSIVE TO PR PROPERTY LETTINGS
- CLOSE TO MALL
- WHITE GOODS INCLUDED
- MUST BE VIEWED

- TOWN CENTRE
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING

- CLOSE TO STATION
- MODERN KITCHEN
- 3 BEDROOMS

EXCLUSIVE TO P&R PROPERTY LETTINGS 3 DOUBLE BEDROOMS *** TWO BATHROOMS *** HUGE DOUBLE ROOMS *** PRIVATE REAR GARDEN *** TOWN CENTRE LOCATION *** GAS CENTRAL HEATING *** 2 MINUTES WALK TO MALL AND STATION *** PERFECT FOR COMMUTERS *** MODERN KITCHEN WITH WHITE GOODS INCLUDED *** AVAILABLE NOVEMBER 2024 *** MUST BE VIEWED ***

ENTRANCE HALL 25'08 X 3'02 (7.82M X 0.97M)

Entrance hall, doors leading to kitchen, bathroom and bedroom one

KITCHEN 16'01 X 9'04 (4.90M X 2.84M)

Fully fitted kitchen including fridge freezer, cooker and washing machine, patio door to rear garden, double glazed windows to rear, door to side access for dustbins

BEDROOM 1 24'02 X 10'05 (7.37M X 3.18M)

Double glazed window to front, room includes wardrobe, bed, desk and chair

BATHROOM 13'04 X 6'11 (4.06M X 2.11M)

Fully fitted bathroom including sink, WC and wet room style shower, double glazed window to rear

1ST FLOOR

BEDROOM 2 13'05 X 12'04 (4.09M X 3.76M)

Includes wardrobes, bed, desk and chair, double glazed window to rear

BEDROOM 3 10X11 X 10'04 (3.05MX3.35M X 3.15M)

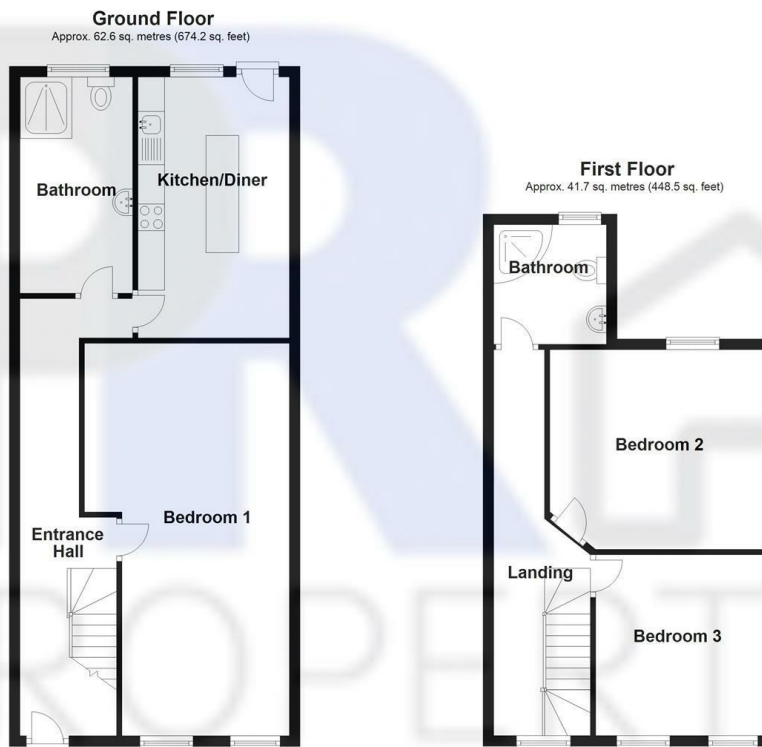
Includes wardrobe, beds, desk and chair, double glazed window to front

BATHROOM 2 13'05 X 12'04 (4.09M X 3.76M)

Fully fitted bathroom including sink, WC and shower, double glazed to window to rear

OUTSIDE

REAR GARDEN



Total area: approx. 104.3 sq. metres (1122.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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		