



6 Preston Gardens, Luton, Bedfordshire, LU2 7NL
£1,250 PCM



- EXCLUSIVE TO PR PROPERTY LETTINGS
- REFURBISHED THROUGHOUT
- 2 RECEPTION ROOMS
- WALKING DISTANCE TO TOWN CENTRE

- AVAILABLE NOW
- LARGE GARDEN
- NEW KITCHEN

- 3 BEDROOMS
- GOOD SCHOOL CATCHMENT
- QUIET CLOSE

**** EXCLUSIVE TO P&R PROPERTY LETTINGS ** AVAILABLE TO LET NOW ** NEWLY REFURBISHED ** 3 BEDROOMS ** GREAT LOCATION ** Available to let now is this lovely property which has been refurbished throughout. The property benefits from accommodation comprising entrance hall, living room, dining room, kitchen, 3 bedrooms, bathroom, gas central heating, double glazed windows and large rear garden.**

ENTRANCE HALL

LIVING ROOM 10'11" X 11'0" (3.32M X 3.36M)

DINING ROOM 12'2" X 9'9" (3.70M X 2.96M)

KITCHEN 9'1" X 6'6" (2.77M X 1.98M)

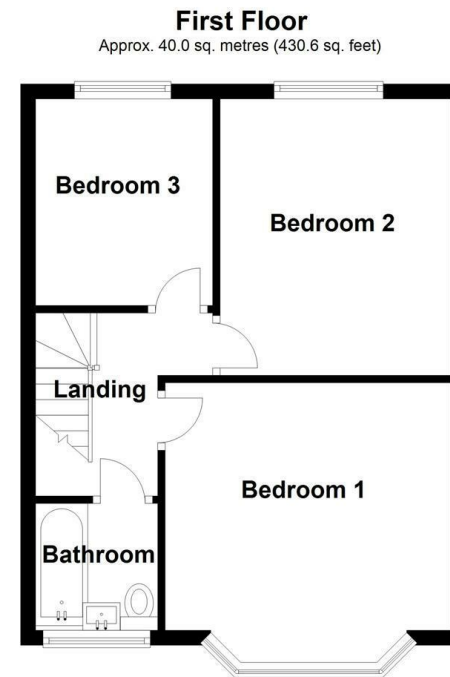
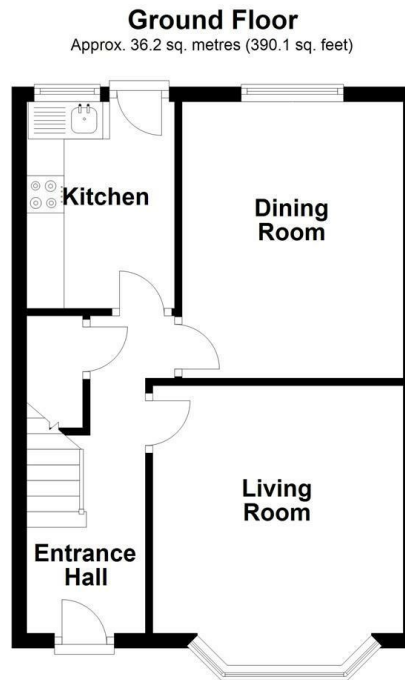
LANDING

BEDROOM 1 10'11" X 12'7" (3.32M X 3.83M)

BEDROOM 2 12'2" X 10'2" (3.71M X 3.09M)

BEDROOM 3 9'1" X 7'9" (2.77M X 2.37M)

BATHROOM



Total area: approx. 76.2 sq. metres (820.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	