



44 Crescent Road, Luton, Bedfordshire, LU2 0AH
£1,250 PCM

- 3 BEDROOMS
- TOWN CENTRE
- PRIVATE REAR GARDEN

- NEWLY REFURBISHED
- CLOSE TO STATION
- DOWNSTAIRS WC

- ON DRIVE PARKING
- GAS CENTRAL HEATING
- MUST BE VIEWED

*** P&R PROPERTY LETTINGS *** SPACIOUS 3 BEDROOM *** NEWLY REFURBISHED THROUGHOUT *** NEW BATHROOM AND DOWNSTAIRS WC *** ON DRIVE PARKING FOR 2 CARS *** PRIVATE REAR GARDEN *** GAS CENTRAL HEATING *** HUGE KITCHEN INC COOKER AND FRIDGE FREEZER *** TOWN CENTRE LOCATION *** 2 MINUTE WALK TO LUTON STATION *** AVAILABLE APRIL 2021 *** MUST BE VIEWED ****

ENTRANCE HALL

LIVING ROOM 12'00 X 11'10 (3.66M X 3.61M)

DINING ROOM 11'10 X 11'10 (3.61M X 3.61M)

KITCHEN 17'11 X 7'05 (5.46M X 2.26M)

DOWNSTAIRS WC

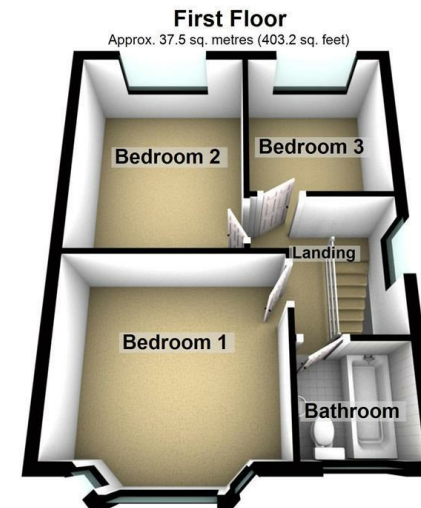
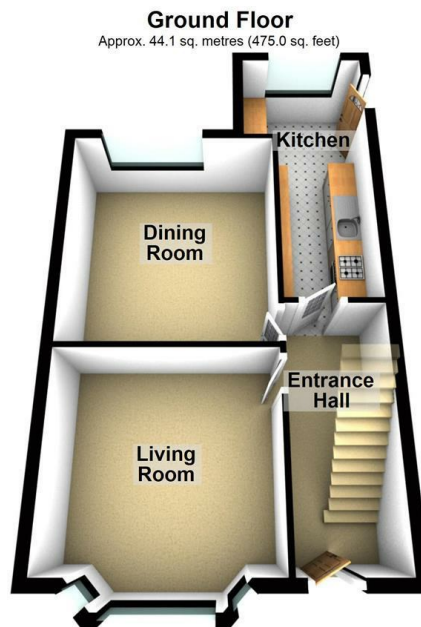
LANDING

BEDROOM ONE 11'07 X 10'02 (3.53M X 3.10M)

BEDROOM TWO 11'11 X 9'06 (3.63M X 2.90M)

BEDROOM THREE 8'11 X 7'11 (2.72M X 2.41M)

FAMILY BATHROOM



Total area: approx. 81.6 sq. metres (878.2 sq. feet)
44 Crescent Road, Luton

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