



E 107 Cambridge Street, Luton, Bedfordshire, LU1 3QT
£900 PCM

- 2 Double Bedrooms
- New Gas CH
- Close to Town Centre

- Kitchen
- DG Windows
- Must Be Viewed

- Bathroom
- Private Garden

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE TO LET IS THIS STUNNING REFURBISHED TWO DOUBLE BEDROOMED HOUSE. The property benefits from accommodation comprising lounge, dining room, kitchen, bathroom, flooring throughout, gas central heating, double glazed windows and private rear garden. The property is located a short walk from Luton's town centre.

LOUNGE 11'0" X 11'1" (3.35M X 3.38M)

Double glazed window to front, radiator, fitted carpet, door to:

DINING ROOM 11'0" X 11'1" (3.35M X 3.38M)

Double glazed window to rear, ornamental coal effect electric fire, radiator, fitted carpet, door to:

REAR LOBBY

Opening to kitchen, door to garden

KITCHEN 6'7" X 6'8" (2.00M X 2.03M)

Refitted with a matching range of base and eye level units and cupboards with round edged worktops, 1+1/2 bowl stainless steel sink, space for fridge/freezer and washing machine, fitted eye level double oven, built-in four ring gas hob with extractor hood over, double glazed window to side, radiator, door to:

BATHROOM

Fitted with three piece suite comprising panelled bath with shower attachment over and shower curtain, pedestal wash hand basin, full height tiling to all walls, extractor fan, obscure double glazed window to side, radiator.

WC

Double glazed window to side, close coupled WC, radiator.

LANDING

Fitted Carpet, door to

BEDROOM 1 11'0" X 14'0" (3.35M X 4.27M)

Double glazed window to front, fitted carpet, door to Storage cupboard.

BEDROOM 2 11'0" X 14'0" (3.35M X 4.27M)

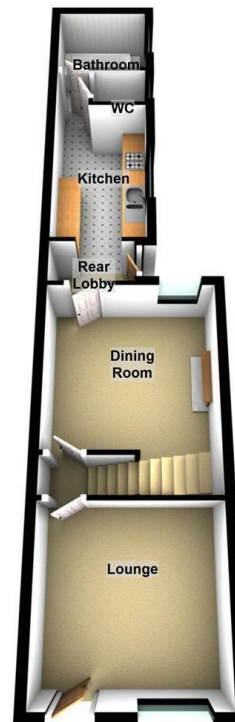
Double glazed window to rear, radiator.

OUTSIDE

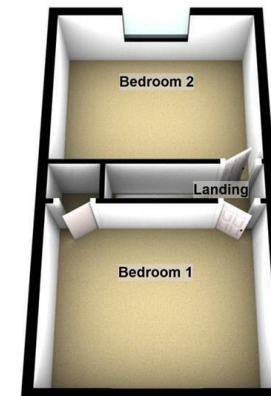
REAR GARDEN

Private rear garden mainly laid to lawn, flower and shrub borders, patio seating area, outside shed, brick built store with power and gated access to front.

Ground Floor



First Floor



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	