



22a Edward Street, Luton, Bedfordshire, LU2 0NF
£1,300 PCM

- Available July 2021
- FOUR DOUBLE BEDROOMS
- Must Be Viewed

- Close To Station
- Two Separate Reception Rooms

- Close To Town Center
- Private Rear Garden

*** P&R Property Lettings *** 4 Bedroom Terraced House *** Fabulously Presented Throughout *** FOUR DOUBLE BEDROOMS *** Two Separate Reception Rooms *** Private Rear Garden *** Fitted Kitchen *** Gas CH *** PART FURNISHED *** Available July 2021 *** CLOSE TO STATION AND TOWN CENTER ***

LIVING ROOM 12'09 X 10'11 (3.89M X 3.33M)

Double glazed window to front, sofa and table

DINING ROOM 12'09 X 10'10 (3.89M X 3.30M)

Double glazed window to rear

KITCHEN 9'04 X 7'11 (2.84M X 2.41M)

Fitted kitchen including wall and base mounted units, cooker, fridge freezer

BATHROOM

Fitted bathroom including bath, shower, basin and W/C

BEDROOM ONE 12'09 X 11'00 (3.89M X 3.35M)

Double glazed window to front

BEDROOM TWO 12'11 X 8'10 (3.94M X 2.69M)

Double glazed window to front

BEDROOM THREE 11'09 X 8'09 (3.58M X 2.67M)

Double glazed window to rear

BEDROOM FOUR 10'11 X 9'03 (3.33M X 2.82M)

Double glazed window to rear

BATHROOM (UPSTAIRS) 13'02 X 7'11 (4.01M X 2.41M)

Fitted bathroom including bath, shower, basin and WC



Total area: approx. 104.7 sq. metres (1126.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	52	56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	