



63 Burnham Road, Luton, Bedfordshire, LU2 9EP
£1,200



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*** P&R Property Lettings *** Three Bedrooms *** Newly Refurbished *** Large Open Plan Living Space *** Huge Rear Garden With Large Patio Area *** Close To M1 *** Close To Wigmore & Airport *** Gas Central Heating *** Fitted Kitchen *** Parking Available *** Available For Immediate Move In *** Must Be Viewed ***

This property benefits from accommodation comprising of entrance hall, living room, dining room, kitchen, outside storage & W/C, landing, three bedrooms, bathroom, large patio and large turfed garden.

ENTRANCE HALL 12'01 X 6'10
(3.68M X 2.08M)

LIVING ROOM 13'10 X 12'01
(4.22M X 3.68M)

DINING AREA 10'04 X 8'07
(3.15M X 2.62M)

KITCHEN 10'03 X 8'07 (3.12M X 2.62M)

LANDING 7'02 X 5'08 (2.18M X 1.73M)

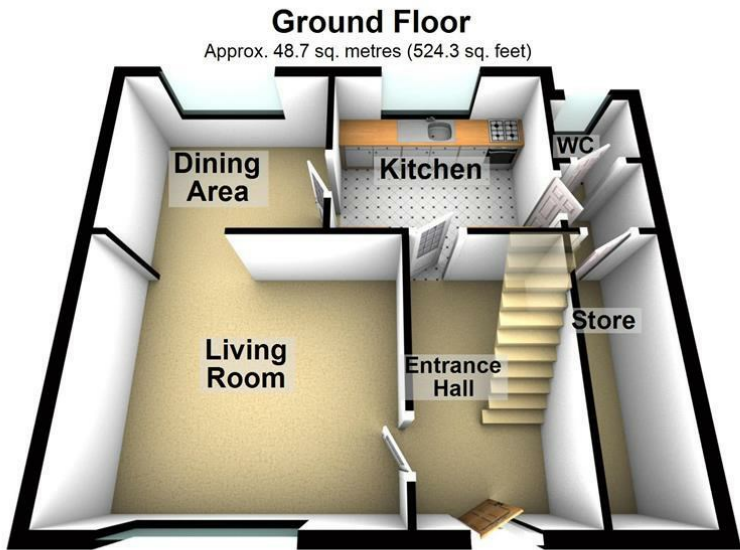
BEDROOM ONE 12'02 X 12'02
(3.71M X 3.71M)

BEDROOM TWO 13'07 X 8'07
(4.14M X 2.62M)

BEDROOM THREE 9'01 X 8'08
(2.77M X 2.64M)

BATHROOM 7'01 X 5'07 (2.16M X 1.70M)





Total area: approx. 89.8 sq. metres (966.2 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

