



30 Briar Close, Luton, Bedfordshire, LU2 8EA
£1,300



- EXCLUSIVE TO PR PROPERTY LETTINGS
- GAS CENTRAL HEATING
- GOOD CONDITION

- STOPSLEY
- 3 BEDROOMS
- AVAILABLE END OF JUNE 2024

- HUGE REAR GARDEN
- CLOSE TO SCHOOLS
- SHOPS CLOSE BY

**** EXCLUSIVE TO PR PROPERTY LETTINGS **** A SPACIOUS 3 BEDROOM TERRACED HOUSE LOCATED IN QUIET CLOSE *** HUGE REAR GARDEN *** GAS CENTRAL HEATING *** STOPSLEY LOCATION *** AVAILABLE END OF JUNE 2024 *** The property benefits from accommodation comprising entrance hall, lounge, kitchen / dining, 3 bedrooms, bathroom, gas central heating, large rear garden and garage.

ENTRANCE HALL

LOUNGE 14'0" X 10'10" (4.27M X 3.30M)

KITCHEN 6'11" X 10'9" (2.12M X 3.28M)

BATHROOM

LANDING

BEDROOM 1 10'0" X 13'7" (3.05M X 4.14M)

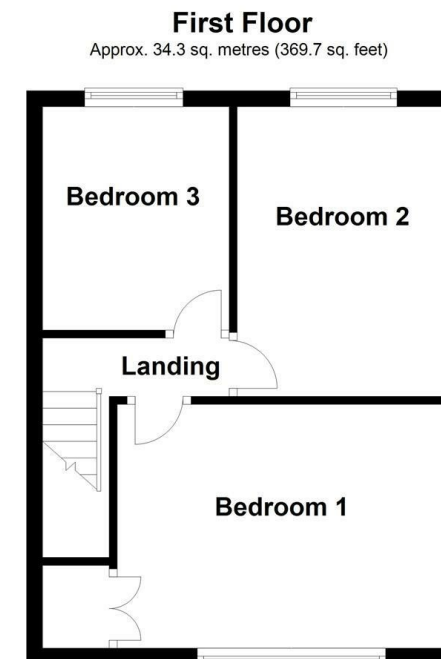
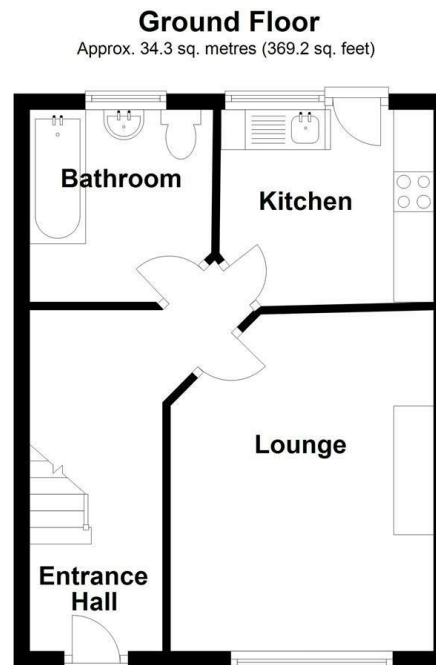
BEDROOM 2 11'11" X 8'7" (3.63M X 2.62M)

BEDROOM 3 9'2" X 7'8" (2.80M X 2.34M)

OUTSIDE

REAR GARDEN

TO FRONT



Total area: approx. 68.6 sq. metres (738.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	72	
(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	