



**PR**   
PROPERTY

**8 Eastcott Close, Luton, Bedfordshire, LU2 9JP**  
**£1,400**



- EXCLUSIVE TO PR PROPERTY LETTINGS
- GARAGE
- AVAILABLE AUGUST 2024

- 2 DOUBLE BEDROOMS
- CLOSE TO AIRPORT AND STATION
- MUST BE VIEWED

- ON DRIVE PARKING
- PRIVATE REAR GARDEN

\*\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\*\* SPACIOUS 2 BEDROOM HOUSE \*\*\* GREAT CONDITION THROUGHOUT \*\*\* CLOSE TO LUTON AIRPORT AND STATION \*\*\* ON DRIVE PARKING AND GARAGE \*\*\* TWO DOUBLE BEDROOMS \*\*\* GAS CENTRAL HEATING \*\*\* PRIVATE REAR GARDEN \*\*\* AVAILABLE AUGUST 2024 \*\*\* MUST BE VIEWED \*\*\*

**ENTRANCE HALL**

Stairs, door to:

Detached garage

**LOUNGE 10'5" X 14'0" (3.17M X 4.27M)**

Window to front, fireplace, radiator.

**KITCHEN/DINER 11'3" X 8'6" (3.44M X 2.59M)**

Fitted with a matching range of base and eye level units with worktop space over with worktop space over, sink, fridge/freezer, washing machine and cooker, window to rear, door to garden

**BATHROOM**

Fitted with three piece suite comprising bath with shower attachment over, pedestal wash hand basin and close coupled WC, double glazed window to rear, radiator, door to:

**LANDING**

Door to:

**BEDROOM 1 10'5" X 14'0" (3.17M X 4.27M)**

Two double glazed windows to front, radiator.

**BEDROOM 2 8'4" X 14'0" (2.53M X 4.27M)**

Double glazed window to rear, radiator.

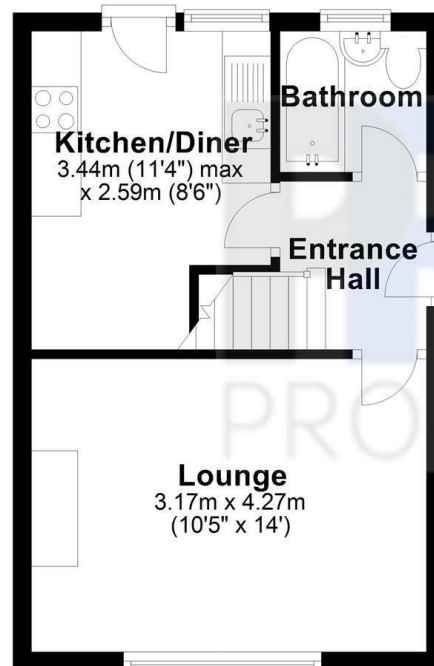
**OUTSIDE**

**REAR GARDEN**

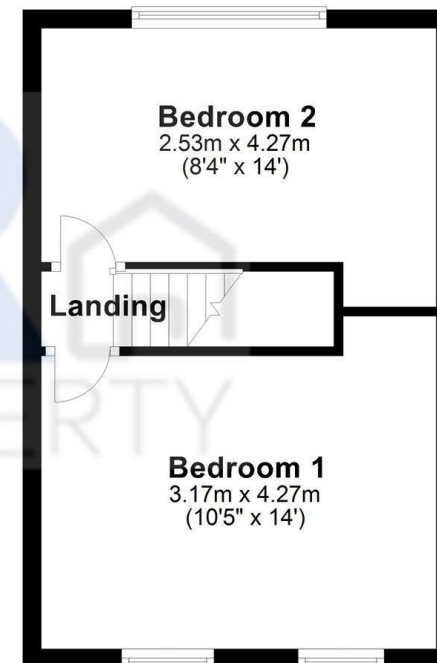
Mainly laid to lawn with flower and shrub borders, gated access to front

**GARAGE**

**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		88
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	63	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	