



65 Malvern Road, Luton, LU1 1LG
£1,300 PCM



- Exclusive to PR Property Lettings
- Gas Central Heating
- Available now

- 2 Double bedrooms
- Close to Schools
- Private Rear Garden

- 2 Reception rooms
- Excellent location & within easy walking distance to the town centre
- Private Garden

**** EXCLUSIVE TO PR PROPERTY LETTINGS **** Available to let now ****** Located in a popular area of Luton is this well maintained 2 bedroom home. This traditional terraced house benefits from accommodation including 2 double bedrooms, 2 reception rooms, kitchen, bathroom and gas central heating. Outside you have a private rear garden.

LIVING ROOM 10'11" X 10'9" (3.33M X 3.28M)

DINING ROOM 11'1" X 10'9" (3.39M X 3.28M)

KITCHEN 10'6" X 6'6" (3.20M X 1.99M)

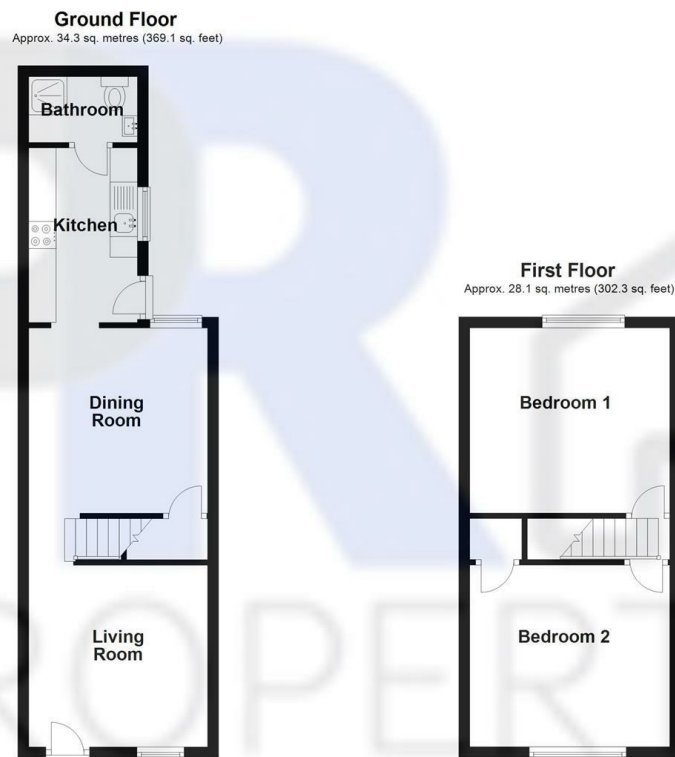
BATHROOM

BEDROOM 1 11'1" X 12'0" (3.39M X 3.66M)

BEDROOM 2 10'11" X 12'0" (3.33M X 3.66M)

OUTSIDE

PRIVATE REAR GARDEN



Total area: approx. 62.4 sq. metres (671.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	