



3 Thornhill Place, Luton, Bedfordshire, LU4 8FB
£1,300 PCM



- EXCLUSIVE TO PR PROPERTY LETTINGS
- Integrated Kitchen
- Garden
- Must Be Viewed

- 2 Double Bedrooms
- Cloakroom
- Parking

- Lounge / Diner
- Bathroom
- Well presented

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** A STUNNING TWO BEDROOM LOCATED IN A QUIET CLOSE OFF OF DUNSTABLE ROAD *** AVAILABLE NOW *** MUST BE VIEWED *** The property benefits from accommodation comprising entrance hall, cloakroom, integrated kitchen, lounge / diner, 2 double bedrooms, bathroom, gas central heating, double glazed windows, private garden and parking.

ENTRANCE HALL

Radiator, stairs, door to Kitchen, door to:

CLOAKROOM

Double glazed window to front, radiator, fitted with a two piece suite comprising close coupled wc and sink unit.

KITCHEN 10'6" X 4'10" (3.19M X 1.48M)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, integrated fridge/freezer and washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to front.

LOUNGE/DINER 14'6" X 12'3" (4.42M X 3.74M)

Double glazed window to rear, radiator, door to Storage cupboard, door to garden.

LANDING

Door to:

BEDROOM 1 9'2" X 12'6" (2.79M X 3.81M)

Two double glazed windows to front, built in wardrobe, radiator.

BEDROOM 2 8'0" X 12'6" (2.44M X 3.81M)

Double glazed window to rear, radiator.

BATHROOM

Fitted with three piece suite comprising deep panelled bath with independent shower over and glass screen, pedestal wash hand basin and close coupled WC, radiator.

OUTSIDE

REAR GARDEN

Block paved patio seating area, laid to lawn.

TO FRONT

Block paved front with allocated parking space.



Total area: approx. 60.1 sq. metres (646.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		78	
(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	