



PR 
PROPERTY

51 Cowper Street, Luton, Bedfordshire, LU1 3SQ
£1,250 PCM

- AVAILABLE MARCH 2025
- Modern Bathroom
- Garden
- CLOSE TO TOWN CENTRE

- EXCLUSIVE TO PR PROPERTY LETTINGS
- Gas CH
- Must Be Viewed

- Modern Kitchen
- DG Windows
- 2 DOUBLE BEDROOMS

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE TO LET IS THIS WELL PRESENTED PROPERTY THAT OFFERS TWO DOUBLE BEDROOMS, LOVELY BATHROOM AND GARDEN. *** AVAILABLE LATE MARCH 2025 *** CLOSE TO TOWN CENTRE *** MUST BE VIEWED ***

The property benefits from accommodation comprising lounge open plan to dining room, fitted kitchen, 2 double bedrooms, modern bathroom, gas central heating, double glazed windows and private garden.

LOUNGE/DINER 24'6" X 10'11" (7.47M X 3.33M)

Double glazed window to front, double glazed window to rear, fireplace, two radiators, stairs, door to

KITCHEN 9'7" X 7'1" (2.93M X 2.15M)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, fridge/freezer, slimline dishwasher, washing machine and cooker included, double glazed window to side.

REAR LOBBY

Door to Storage cupboard, door to garden

BATHROOM

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

LANDING

Double door to Storage cupboard.

BEDROOM 1 10'5" X 13'8" (3.17M X 4.17M)

Double glazed window to front, radiator, door to Storage cupboard.

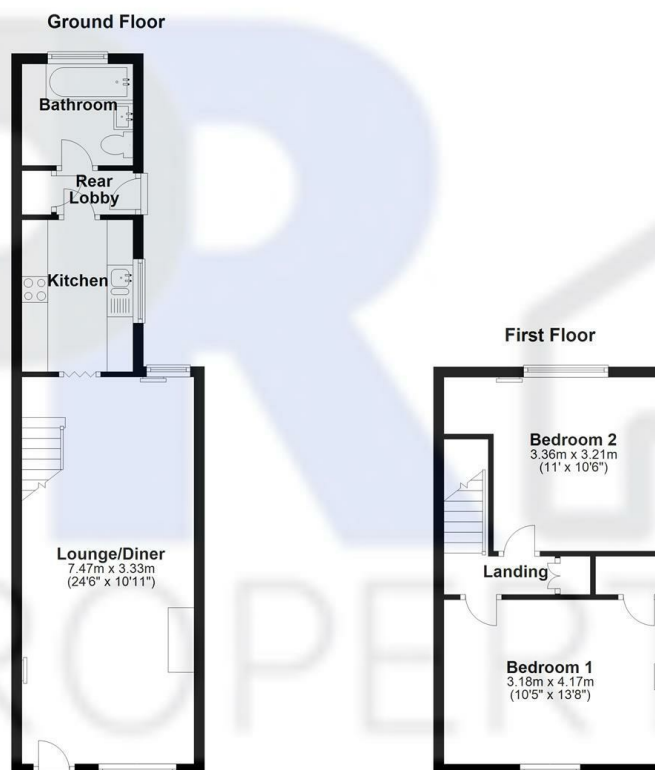
BEDROOM 2 11'0" X 10'6" (3.36M X 3.21M)

Double glazed window to rear, radiator.

OUTSIDE

REAR GARDEN

Private rear garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC