



**PR**  
PROPERTY

**30 Butlin Road, Luton, LU1 1LD**  
**£1,300 PCM**



- Exclusive to PR Property Lettings
- Available Now
- Private Garden

- 2 Double Bedrooms
- Furnished
- Close to town centre

- 2 Reception room
- Gas CH
- Popular area

**\*\* EXCLUSIVE PR PROPERTY LETTINGS \*\* AVAILABLE TO LET NOW \*\* TWO DOUBLE BEDROOMS \*\* TWO RECETION ROOMS \*\* GAS SAFE \*\*. The property benefits from accommodation comprising living room, dining room, kitchen, bathroom, 2 double bedrooms and private garden.**

**LIVING ROOM 11'3" X 11'0" (3.42M X 3.35M)**

**DINING ROOM 11'1" X 12'7" (3.38M X 3.84M)**

**KITCHEN 12'7" X 6'10" (3.84M X 2.08M)**

Window to side, door to:

**BEDROOM 1 11'1" X 12'8" (3.38M X 3.85M)**

**BEDROOM 2 11'3" X 12'8" (3.42M X 3.85M)**

**BATHROOM**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC