

51c Mangrove Road, Luton, LU2 9BP  
£1,650



- EXCLUSIVE TO PR PROPERTY LETTINGS
- ON DRIVE PARKING
- LUXURY MODERN FINISH
- BRAND NEW DEVELOPMENT
- PRIVATE
- AVAILABLE MAY 2025
- TWO BEDROOM DETACHED BUNGALOW
- PRIVATE REAR GARDEN
- MUST BE VIEWED

\*\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\*\* BRAND NEW BUILD \*\*\* TWO BEDROOM DETACHED BUNGALOW \*\*\* DRIVEWAY PARKING \*\*\* PRIVATE NEW DEVELOPMENT \*\*\* PRIVATE REAR GARDEN \*\*\* LUXURY MODERN FINISH \*\*\* WHITE GOODS BUILT IN AND INCLUDED \*\*\* AVAILABLE MAY 2025 \*\*\* MUST BE VIEWED \*\*\*

This property benefits from accommodation comprising of living room, kitchen area, two bedrooms, bathroom, front and rear gardens.

### ENTRANCE HALL

### LIVING, DINING, KITCHEN 15'0" X 19'0" (4.56M X 5.79M)

Window to rear, bi-fold door, door to:

### UTILITY AREA 4'2" X 8'0" (1.26M X 2.45M)

### BEDROOM 1 14'0" X 8'0" (4.26M X 2.45M)

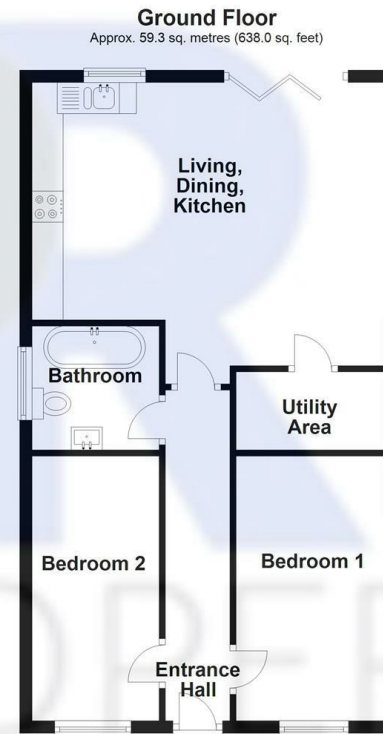
Window to front, door to:

### BEDROOM 2 14'0" X 6'9" (4.26M X 2.05M)

Window to front, door to:

### BATHROOM

Window to side, door to:



Total area: approx. 59.3 sq. metres (638.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</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		