



PR
PROPERTY

146 Limbury Road, Luton, LU3 2PN
£1,550 PCM

- Exclusive to PR Property
- Open plan kitchen/dining room
- On-street parking available
- Available to rent now
- Large rear garden ideal for families
- Well presented throughout
- Three good-sized bedrooms
- Spacious living room with natural light
- Great Living space

**** Exclusive to PR Property **** Available to let is this charming three-bedroom mid-terrace that combines period character with practical family living. Featuring classic Tudor-style timber framing and leaded windows, the spacious interior includes a bright living room and an open plan kitchen/dining area that opens onto a large rear garden. Upstairs, three well-sized bedrooms and a family bathroom offer comfortable accommodation.

ENTRANCE HALL

LIVING ROOM 10'11" X 11'4" (3.33M X 3.45M)

KITCHEN/DINING ROOM 12'2" X 14'7" (3.71M X 4.45M)

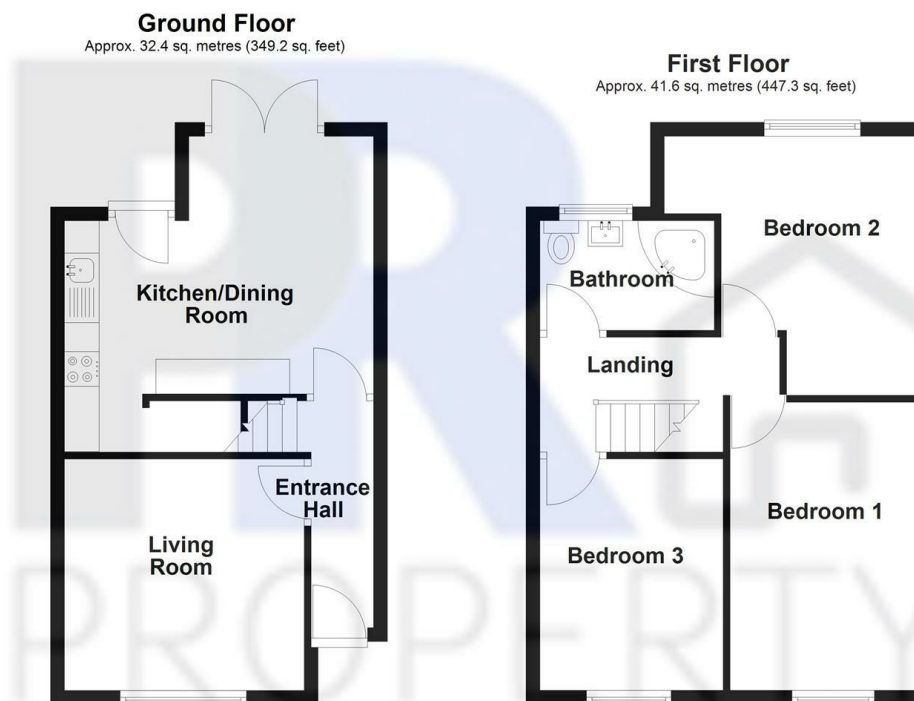
LANDING

BEDROOM 1 13'7" X 9'0" (4.15M X 2.74M)

BEDROOM 2 12'3" X 9'5" (3.73M X 2.87M)

BEDROOM 3 10'11" X 8'8" (3.33M X 2.64M)

BATHROOM



Total area: approx. 74.0 sq. metres (796.6 sq. feet)

146 Limbury Road

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