



PR 
PROPERTY

13 Felbrigg Close, Luton, Hertfordshire, LU2 8UL
£1,000 PCM

- AVAILABLE NOW
- Ideal for single occupancy or couples
- Located in a peaceful close
- One spacious bedroom
- Close to schools and local amenities
- Public transport nearby
- Parking on site

Exclusive to PR Property

Nestled in the sought-after area of Felbrigg Close, Luton, this charming one-bedroom cluster house offers a cosy and comfortable living space ideal for singles or couples. The property presents a practical layout with a bright living area and a kitchen that meets everyday needs. A well-proportioned bedroom provides a peaceful retreat, while the shared gardens offer outdoor space to enjoy. Situated within easy reach of local amenities and transportation links, this home combines convenience with a quiet, community feel.

GROUND FLOOR

ENTRANCE HALL

Door to:

LOUNGE 11'9" X 7'7" (3.59M X 2.32M)

Double glazed window to front, stairs, door to:

KITCHEN 8'6" X 6'7" (2.59M X 2.00M)

Recently refitted with a matching range of base and eye level units with worktop space over, sink, fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to front, door to Storage cupboard.

FIRST FLOOR

LANDING

Door to:

BEDROOM 1 11'9" X 10'8" (3.59M X 3.24M)

Double glazed window to front, Storage cupboard

BATHROOM

Fitted with three piece suite comprising bath with independent shower over, wash hand basin and close coupled WC, double glazed window to front.

OUTSIDE

FRONT GARDEN & PARKING

Small lawned garden with shrubs and patio, allocated parking space



13 felbrigg close

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 8 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |