



PR
PROPERTY

30 Butlin Road, Luton, LU1 1LD
£1,300

- 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)

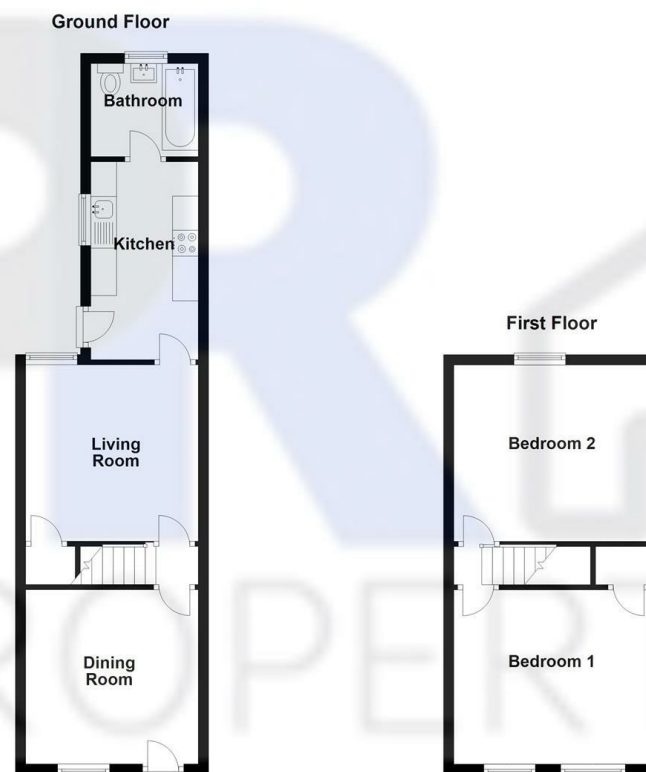
KITCHEN 12'7" X 6'10" (3.84M X 2.08M)

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) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC