



**PR**  
PROPERTY

75 Talbot Road, Luton, Bedfordshire, LU2 7RN  
£1,600 PCM



- EXCLUSIVE TO PR PROPERTY
- CLOSE TO TOWN
- AVAILABLE MARCH 2026

- 3 DOUBLE BEDROOMS
- CLOSE TO STATION
- MUST BE VIEWED

- 2 RECEPTION ROOMS
- PRIVATE REAR GARDEN

Exclusive to P&R Property

This well-proportioned three bedroom terraced house on Talbot Road offers an excellent opportunity for families or professionals seeking a comfortable home close to all essential amenities. With two bathrooms providing added convenience and a private rear garden perfect for relaxation or entertaining, this property ticks many boxes. The location is superb – within easy walking distance to Luton town center for shopping and dining, plus Luton railway station for commuters heading to London and beyond. Available from March 2026, this is a property that simply must be viewed to appreciate what it has to offer. Don't miss out on securing your next home in this well-connected residential area.

## ENTRANCE HALL

**LIVING ROOM 11'7 \* 10'6 (3.53M \* 3.20M)**

**DINING ROOM 14'9 MAX \* 10'6 (4.50M MAX \* 3.20M)**

**KITCHEN 8'9 \* 7'10 (2.67M \* 2.39M)**

**SHOWER ROOM**

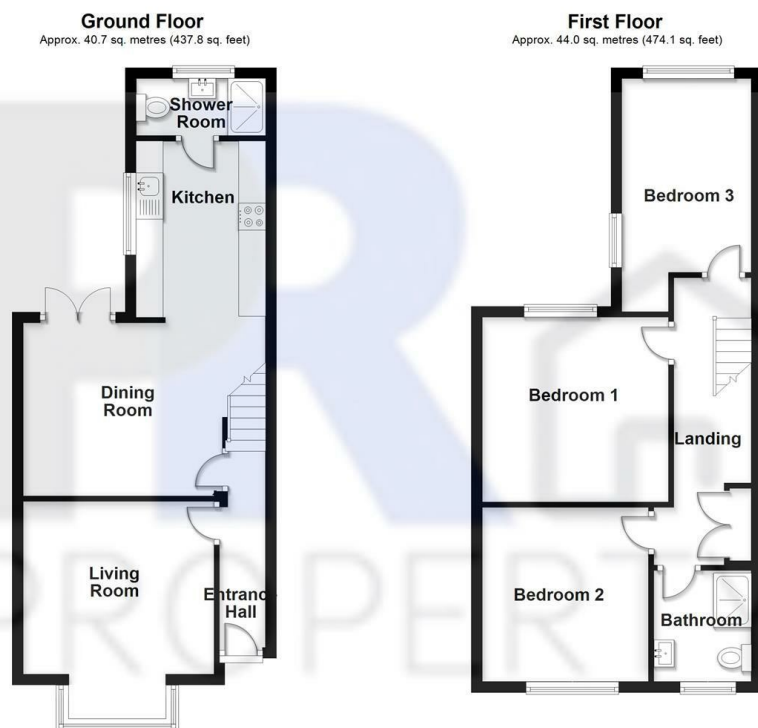
**LANDING**

**BEDROOM 1 11'4 \* 10'11 (3.45M \* 3.33M)**

**BEDROOM 2 10'6 \* 10'1 (3.20M \* 3.07M)**

**BEDROOM 3 9'9 \* 7'10 (2.97M \* 2.39M)**

**SHOWER ROOM**



Total area: approx. 84.7 sq. metres (911.9 sq. feet)  
75 Talbot Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		