



**2 Digby Close, Luton, LU4 8FA**  
**£1,400 PCM**

- EXCLUSIVE TO PR PROPERTY
- PRIVATE REAR GARDEN
- MUST BE VIEWED

- 2 BEDROOMS
- CLOSE TO M1 AND HOSPITAL

- PARKING
- AVAILABLE JULY 2026

Exclusive to P&R Property — Tucked away in a quiet close in Luton, this well-presented two bedroom terraced house is a fantastic opportunity for anyone looking for a comfortable, modern home in a convenient location. With a private rear garden perfect for relaxing or entertaining, allocated parking right outside, and two generous double bedrooms, it ticks all the right boxes. Inside, you'll find a modern kitchen and bathroom, making this one truly move-in ready. Commuters and key workers will love the swift access to the M1 motorway and the Luton & Dunstable Hospital nearby. Available July 2026 — and it absolutely must be viewed to be appreciated.

**ENTRANCE HALL**

Stairs, door to:

**CLOAKROOM**

Double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator.

**KITCHEN/DINER 15'10" X 6'10" (4.83M X 2.09M)**

Fitted with a matching range of base and eye level units with worktop space over, sink unit, integrated fridge/freezer and washing machine, fitted electric oven, built-in four ring hob, double glazed window to front, radiator.

**LOUNGE 11'0" X 13'10" (3.35M X 4.22M)**

Radiator, fitted carpet, Double glazed doors to garden.

**LANDING**

Fitted carpet

**BEDROOM 1 9'0" X 13'10" (2.75M X 4.22M)**

Double glazed window to front, airing cupboard, radiator.

**BEDROOM 2 8'6" X 13'10" (2.59M X 4.22M)**

Two double glazed windows to rear, fitted range of wardrobes, radiator.

**BATHROOM**

Fitted with three piece suite comprising panelled bath with independent shower over, pedestal wash hand basin and close coupled WC.

**OUTSIDE**

**REAR GARDEN**

Laid to Lawn

**TO FRONT**

Allocated parking to front



Total area: approx. 63.4 sq. metres (682.3 sq. feet)

**2 Digby Close**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	