



PR
PROPERTY

97 Cambridge Street, Luton, Bedfordshire, LU1 3QT
£1,250 PCM

- EXCLUSIVE P&R PROPERTY LETTINGS
- TOWN CENTER
- GAS CENTRAL HEATING

- 2 DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- MUST BE VIEWED

- 2 RECEPTION ROOMS
- AVAILABLE LATE JAN 2026

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** A FABULOUS 2 BEDROOM HOUSE WHICH IS BEAUTIFULLY PRESENTED THROUGHOUT. *** 2 DOUBLE BEDROOMS *** PRIVATE REAR GARDEN *** AVAILABLE LATE JANUARY 2026 *** MUST BE VIEWED ***

The property benefits from accommodation comprising lounge, dining room, fitted kitchen, 2 double bedrooms, bathroom, gas central heating, double glazed windows and garden.

LOUNGE 11'0" X 11'2" (3.35M X 3.40M)

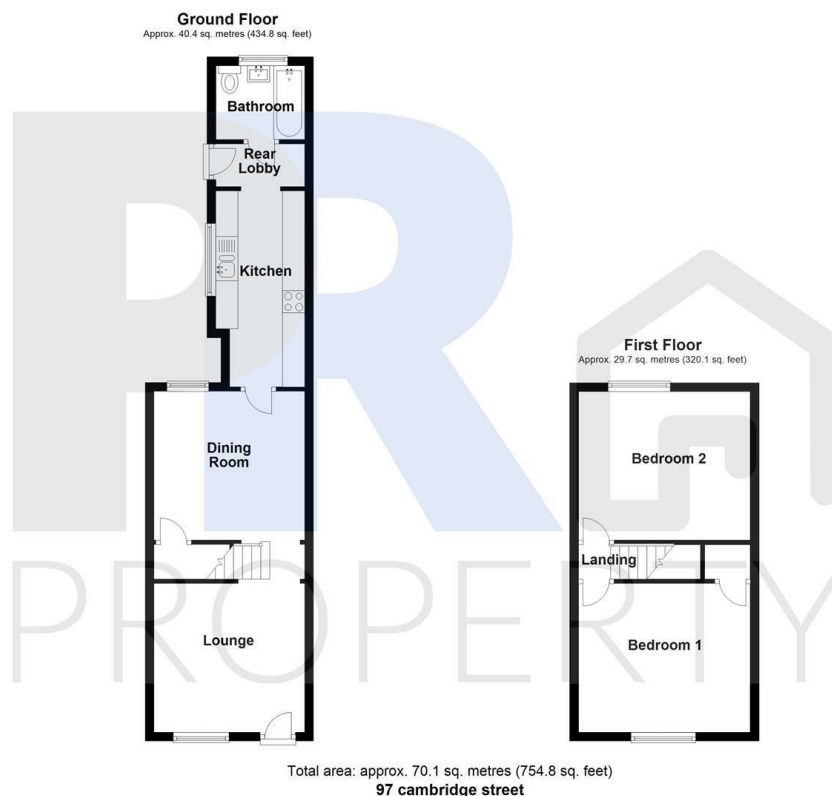
DINING ROOM 11'0" X 11'2" (3.35M X 3.40M)

KITCHEN 14'6" X 6'7" (4.42M X 2.01M)

BEDROOM 1 11'0" X 12'8" (3.35M X 3.87M)

BEDROOM 2 11'0" X 12'8" (3.35M X 3.87M)

BATHROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		