



45a Clarendon Road, Luton, LU2 7PJ
£1,200



PR
PROPERTY

- EXCLUSIVE TO PR PROPERTY LETTINGS
- CLOSE TO TOWN CENTRE
- MUST BE VIEWED

- 2 DOUBLE BEDROOMS
- CLOSE TO LUTON STATION

- PRIVATE REAR GARDEN
- AVAILABLE FEBRUARY 2026

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** 2 DOUBLE BEDROOMS ** PRIVATE GARDEN ** CLOSE TO TOWN CENTRE ** GAS CH ** CLOSE TO LUTON STATION *** GROUND FLOOR *** AVAILABLE FEBRUARY 2026 *** MUST BE VIEWED ***

The property benefits from accommodation comprising living room, fitted kitchen / diner, 2 double bedrooms, bathroom, gas central heating, double glazed windows and private rear garden. Permit parking is also available.

LIVING ROOM 12'11" X 9'9" (3.94 X 2.97)

KITCHEN/DINER 10'3" X 9'9" (3.12 X 2.97)

BATHROOM

UTILITY AREA 7'0" X 3'8" (2.13 X 1.12)

BEDROOM 1 11'7" X 11'3" (3.53 X 3.43)

Bay window to front, ornamental fireplace, radiator.

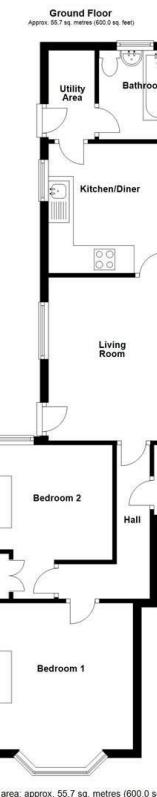
BEDROOM 2 12'2" X 9'7" (3.71 X 2.92)

Window to rear, ornamental fireplace, Storage cupboard, radiator, double door, door to:

OUTSIDE

Patio area mainly laid to lawn with flower and shrub borders.

REAR GARDEN



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