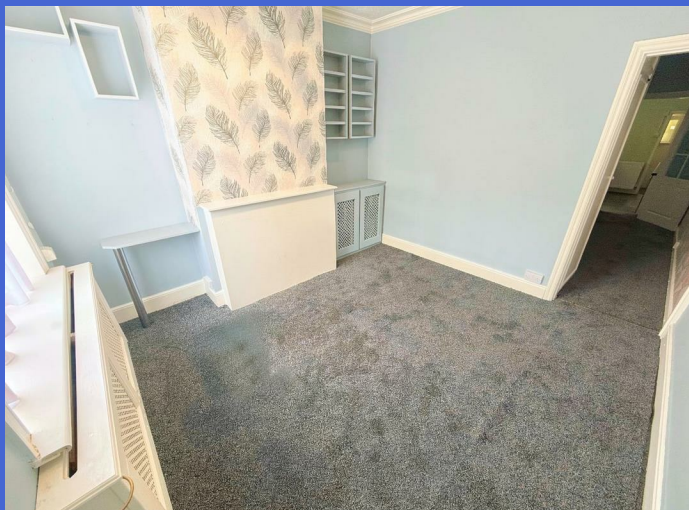




95 Frederick Street, Luton, LU2 7QU  
£1,500 PCM



- EXCLUSIVE TO PR PROPERTY
- PRIVATE REAR GARDEN
- NEWLY DECORATED

- 3 BEDROOM HOUSE
- CLOSE TO TOWN
- AVAILABLE NOW

- 2 RECEPTIONS
- CLOSE TO STATION

Exclusive to P&R Property

Tucked away in a well-established residential street in Luton, this freshly decorated three-bedroom home is ready and waiting for its next lucky tenants. With two generous reception rooms offering real flexibility for family living or working from home, and a private rear garden perfect for relaxing or entertaining, this is a home that truly delivers on space and comfort. Sitting just a short walk from Luton town center and the railway station, commuters and those who love the convenience of nearby amenities are very well catered for. A fantastic opportunity — and one that won't hang around.

**LIVING ROOM 11'0" X 10'9" (3.37 X 3.29)**

**DINING ROOM 11'0" X 10'9" (3.37 X 3.28)**

**KITCHEN 11'1" X 6'11" (3.40 X 2.12)**

**BATHROOM**

**BEDROOM ONE 11'2" X 11'1" (3.42 X 3.39)**

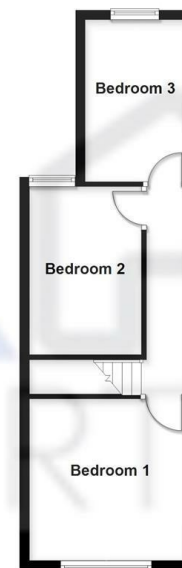
**BEDROOM TWO 11'1" X 9'1" (3.40 X 2.77)**

**BEDROOM THREE 11'2" X 7'0" (3.41 X 2.15)**

**Ground Floor**  
Approx. 38.3 sq. metres (412.2 sq. feet)



**First Floor**  
Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 71.6 sq. metres (770.9 sq. feet)  
95 Frederick Street, Luton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	