

3 Bed Semi-Detached In Barnston Close , Luton, LU2 9RZ

£1,550 Monthly





## SHORT DESCRIPTION

Property Ref: 5179 Located in the desirable Wigmore area of Luton, is this well presented modern 3 bedroom semi-detached home, which has been recently redecorated. Neutrally decorated throughout with modern decor, the property benefits from 1 lounge, bathroom, private (off-street) parking space for multiple vehicles, free off-road parking, and a secure large rear garden. Storage rooms and sheds are available for storage. The property is conveniently located within easy 5-minute reach of the M4, as well as being in a great catchment area for a selection of desirable primary and secondary schools. It is also situated in a calm and peaceful neighborhood. The modern living space flows from the kitchen and dining area finishing in the lounge at the rear of the property with a French door providing access to the rear garden. The kitchen includes an oven or hob, a separate fridge and freezer. Additional benefits include gas central heating, double glazing, and high pressured showers or bath. Available as part furnished or fully furnished, so ideally suited for both working professional tenants and small families. Property Type: Semi-detached Full Renting price: £1550.00 Pricing Options: Fixed Price Tenure: 6 months Council tax band: C EPC rating: C Measurement: 864 sq.ft. Outside Space: Enclosed Garden Parking: Allocated Heating Type: Gas Central Heating -----

3

Bed Room(s)

1

Bath Room(s)

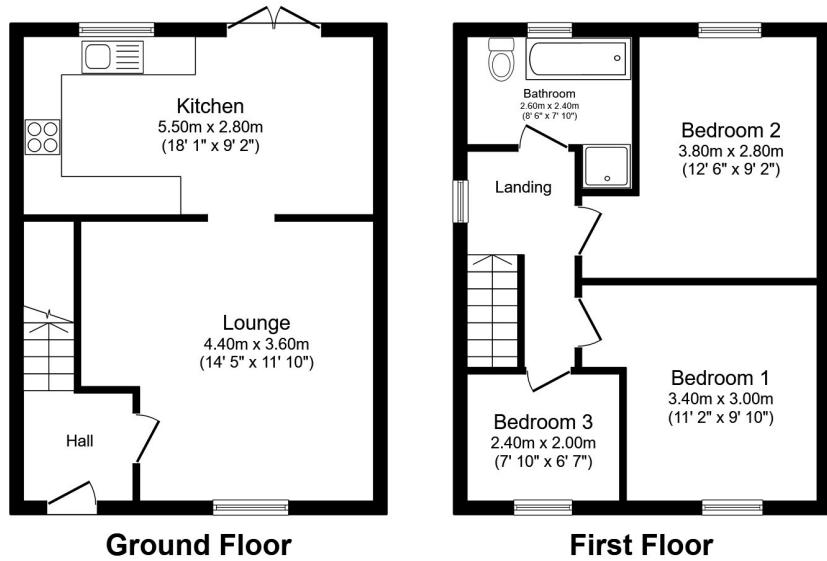
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 80.3 sq.m. (864 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	75 square metres

### Rules on letting this property

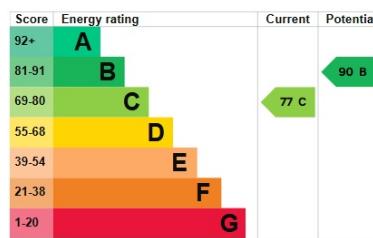
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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