



Wordsworth Road, Luton

Monthly Rental Of
£1,350

- Semi detached property
- Two double bedrooms
- Living room
- Kitchen
- Front and rear gardens
- Driveway and garage
- UPVC double glazing and gas to radiator heating
- Available beginning of March 2024

www.localagentnetwork.co.uk



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working conditions of any appliances. No person in Local Agent Network Limited employment has the authority to make or give any representation or warranty in respect of the property.



General

This two double bedroom semi detached property is located in Wordsworth Road, close to the hospital and the M1 junction 11. The property benefits from UPVC double glazing and gas to radiator heating. The accommodation includes an entrance hall, living room kitchen, bathroom, two good size double bedrooms. There is an open plan front garden, plus an enclosed private rear garden. Off road parking is provided on the driveway access to the single garage. It is available from the beginning of March 2024. EPC rating D. Please call the team at Local Agent Network on 01525 876600 for further information.

Deposit

We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks the equivalent to 5 weeks agreed rent (minus the holding deposit already paid) is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

Rooms and Dimensions

Entrance Hall

Living Room 4.24m x 3.57m

Kitchen 3.47m x 2.62m

Bathroom 1.62m x 1.51m

Bedroom One 4.28m including wardrobes x 3.08m

Bedroom Two 4.28m x 2.6m

www.localagentnetwork.co.uk



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working conditions of any appliances. No person in Local Agent Network Limited employment has the authority to make or give any representation or warranty in respect of the property.