



# MANTONS

ESTATE AGENTS

3 Bedroom Terraced for Rent - £1,400 per month

Handcross Road, Luton, Bedfordshire, LU2 8JF



## KEY FEATURES:

- WELL PRESENTED TERRACE HOME • THREE GENEROUS SIZE BEDROOMS • AVAILABLE FROM THE MIDDLE OF SEPTEMBER • £1400 PER MONTH RENT • PRIVATE NORTH/WEST FACING REAR GARDEN • GAS CENTRAL HEATING & DOUBLE GLAZED • FITTED KITCHEN/DINER & BATHROOM • SPACIOUS LIVING ROOM



## Description

MANTONS LETTINGS are pleased to offer for rent this spacious three bedroom terrace home located in a private position overlooking a small green to the front, available to move into middle of September for £1400 per month.

Fitted 17ft kitchen/diner with patio doors opening to a generous size North/West facing rear garden which sits in complete privacy.

In brief the property comprises; Entrance porch, 17ft living room with stairs rising to the first floor, fitted kitchen/diner, bathroom & three generous size bedrooms.

Further benefits include; Double glazed windows & doors, front garden & gas central heating.

Contact Mantons Lettings for more information or to arrange a viewing.

## ADDITIONAL INFORMATION

EPC Rating D

Council Tax Band C

Available to rent from the middle of September

Deposit £1615.38 (5 weeks rent)

Holding deposit £323 (1 weeks rent)

Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

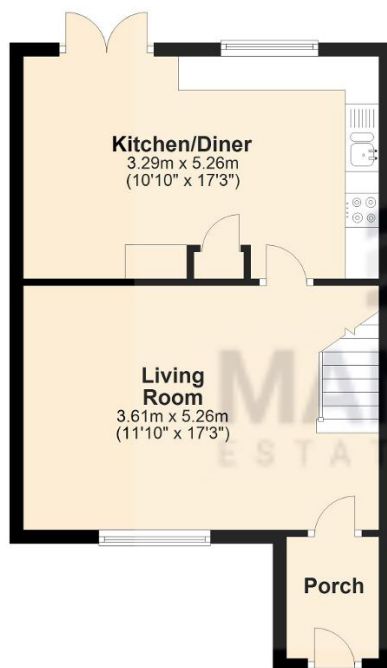
The Property Ombudsman (TPO) member number D12281

Handcross Road is located between Stopsley village & Wigmore, this particular property is positioned off the main road overlooking a small green to the front. Local amenities include; Asda supermarket, doctors, dentist, public house and local bus routes. Junction 10 of the M1, London Luton Airport & Luton Parkway Thames Link train station are all within close proximity. Luton Retail Park is only a short drive away & has retailers such as Next, Starbucks, Argos & many more. Someries Primary & Putteridge High are the school catchments.



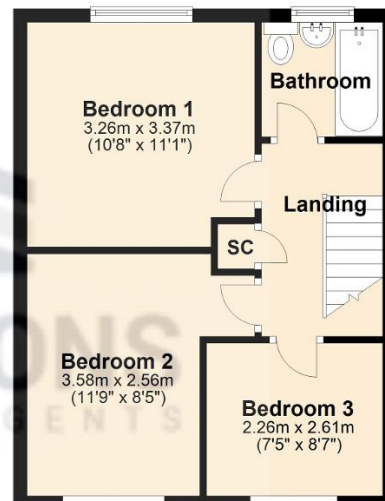
### Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



### First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 76.2 sq. metres (820.3 sq. feet)