



## 133 Hitchin Road, Luton, LU2 0EW

This well maintained 2 bedroom mid terrace property on Hitchin Road in Luton offers a comfortable and welcoming living space. The property boasts a lovely loft room, adding an extra dimension of versatility to the living space.

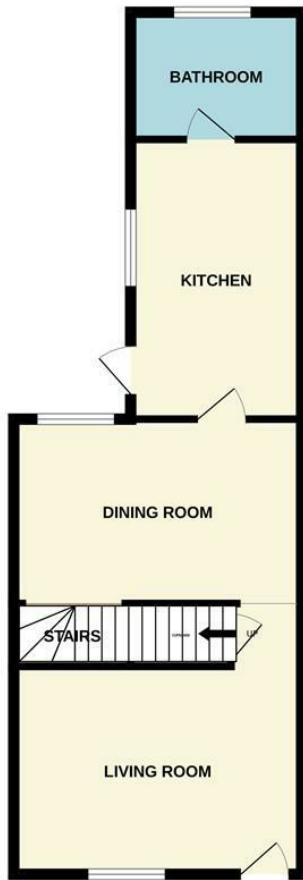
The ground floor offers a generously sized living room, perfect for unwinding and enjoying quality time with loved ones. Next to the living room is a well presented dining room. The kitchen is equipped with modern appliances and provides ample storage and counter space, for ease of preparation of meals for family and friends.

Upstairs, there are two double bedrooms, each one bright and airy with plenty of natural light. The loft room provides an additional space that can be used as an office or playroom. The property's location is also a further benefit, offering effortless access to Luton town centre, as well as a range of convenient amenities such as the university, train stations, supermarkets, and

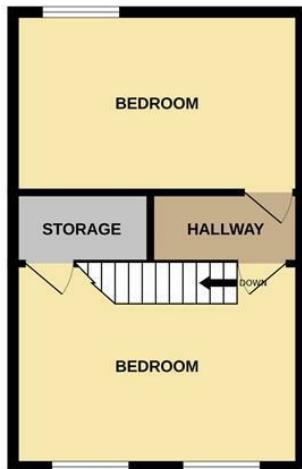
- Nova Estate Agents
- Walking distance to Station
- Good Size Bedrooms
- Loft Space
- Available end of January 2026
- Well presented home
- Unfurnished

£1,300 Per month

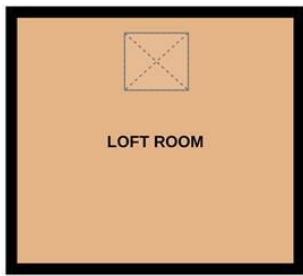
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	