



£1,150 PCM

Summerfield Road (Luton)

Terraced House | 3 Bedrooms | 1 Bathroom

01582 383100



[www.boulevard-](http://www.boulevard-lettings.co.uk)



# Step Inside

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## Key Features

- Three Bedroom
- Loinge
- Dining Room
- Fitted Kitchen
- Family Bathroom
- Gas Central Heating
- Double Glazed

## Property Description

Three Bedroom House

## Main Particulars

We are pleased to offer to let this well presented and well maintained three bedrooms in the popular Dallow ward of Luton. This property benefits from a separate lounge, dining room, three spacious bedrooms, a nice fitted kitchen, family bathroom, gas central heating and double glazed.

The property offers close access to local schools, shops and Luton Town Centre





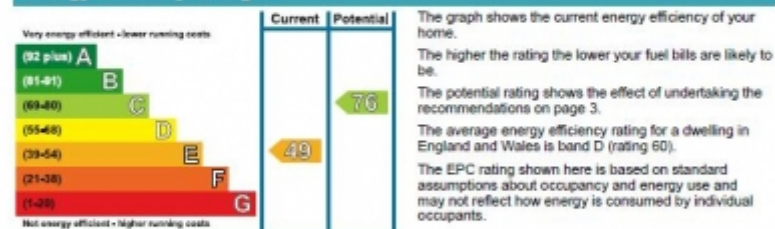
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 4,059</b>
<b>Over 3 years you could save</b>		<b>£ 1,443</b>
<b>Estimated energy costs of this home</b>		
	Current costs	Potential costs
Lighting	£ 198 over 3 years	£ 198 over 3 years
Heating	£ 3,510 over 3 years	£ 2,164 over 3 years
Hot Water	£ 351 over 3 years	£ 234 over 3 years
<b>Totals</b>	<b>£ 4,059</b>	<b>£ 2,616</b>

**You could save £ 1,443 over 3 years**

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 792
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111
3 Heating controls (programmer, room thermostat and TRVs)	£350 - £450	£ 423

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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