



**PR**   
PROPERTY

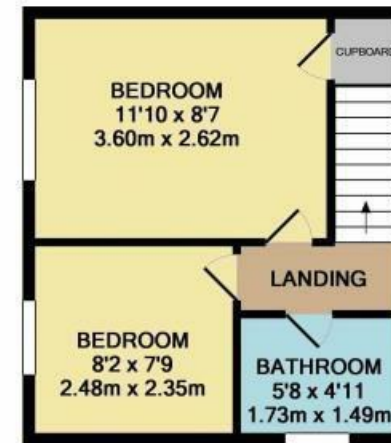
**34 Milverton Green, Luton, Bedfordshire, LU3 3XS**  
**£230,000**

- EXCLUSIVE TO PR PROPERTY
- WELL PRESENTED THROUGHOUT
- GAS CH & DG WINDOWS

- GREAT LOCATION
- MODERN KITCHEN & BATHROOM
- CLOSE TO SHOPS

- 2 BEDROOMS
- PARKING
- NO ONWARD CHAIN

**\*\* EXCLUSIVE PR PROPERTY SALES \*\* NO ONWARD CHAIN \*\* EXCELLENT CONDITION THROUGHOUT \*\* GREAT LOCATION \*\* PARKING \*\*. The property benefits from accommodation comprising entrance hall, lounge / dining room, kitchen, 2 bedrooms, bathroom, gas central heating, double glazed window and allocated parking.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 258 SQ.FT.  
(24.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |