



131 Strathmore Avenue, Luton, Bedfordshire, LU1 3QW
£1,500

- EXCLUSIVE TO PR PROPERTY LETTINGS
- LARGE KITCHEN DINER
- CLOSE TO M1 AND TRAVEL LINKS

- NEWLY REDECORATED
- GAS CENTRAL HEATING
- AVAILABLE FEBRUARY 2024

- 3 BEDROOMS
- CLOSE TO TOWN
- MUST BE VIEWED

*** EXCLUSIVE TO PR PROPERTY LETTINGS *** SPACIOUS 3 BEDROOM *** NEWLY REDECORATED THROUGHOUT *** NEW CARPETS THROUGHOUT *** LARGE OPEN PLAN KITCHEN DINER *** LARGE PRIVATE REAR GARDEN *** GAS CENTRAL HEATING *** CLOSE TO TOWN CENTRE *** CLOSE TO M1 AND TRAVEL LINKS *** AVAILABLE FEBRUARY 2024 *** MUST BE VIEWED ***

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 10'3" X 10'3" (3.12 X 3.12)

KITCHEN/DINER 15'11" X 11'4" (4.86 X 3.45)

FIRST FLOOR

LANDING

BEDROOM 1 12'2" X 10'3" (3.70 X 3.12)

BEDROOM 2 11'4" X 9'4" (3.45 X 2.85)

BEDROOM 3 8'4" X 8'2" (2.55 X 2.49)

BATHROOM

OUTSIDE

REAR GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	