



131 Strathmore Avenue, Luton, Bedfordshire, LU1 3QW  
£1,400

**PR**   
PROPERTY



- 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)**

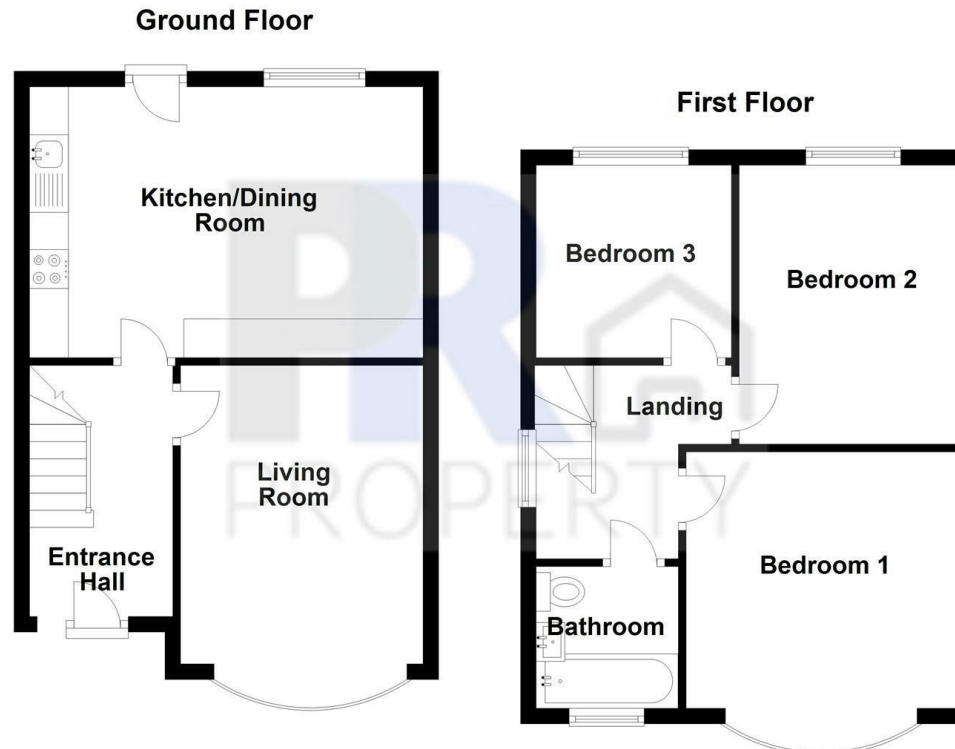
**BEDROOM 2 11'4" X 9'4" (3.45 X 2.85)**

**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	