



## 140 Ventnor Gardens, Luton, Bedfordshire, LU3 3SW

This stunning three-bedroom extended semi-detached house offers the perfect blend of modern convenience and spacious living. With two reception rooms and an additional dining room, there's ample space for entertaining guests or enjoying cozy family moments. Retreat to one of the three generously sized bedrooms after a long day, each providing a comfortable sanctuary. A family bathroom ensures convenience for all occupants. The property also benefits from a downstairs cloakroom which adds practicality to your daily routines. Embrace outdoor living with both front and rear gardens, perfect for al-fresco dining or soaking up the sunshine. Say goodbye to parking woes with a driveway accommodating up to three cars. Available now on a part-furnished basis, this property allows you to settle in with ease. Located in the sought-after Ventnor Gardens, enjoy suburban tranquility while being close to amenities, schools, parks, and transport links. Don't miss out on this incredible opportunity schedule a viewing today.

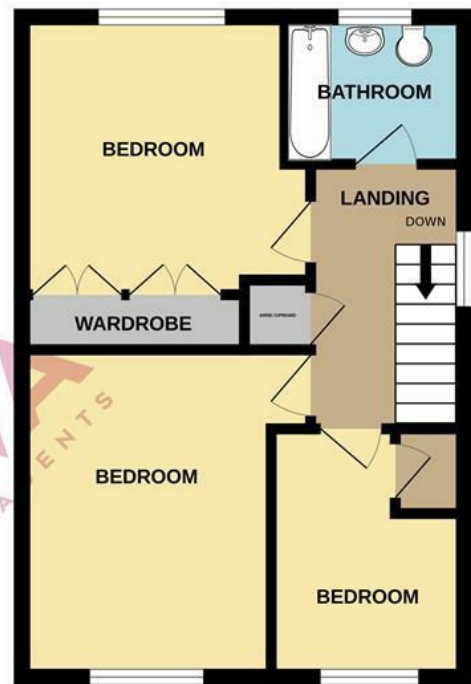
- Nova Estate Agents
- Three Bedroom Extended Semi Detached House
- Available Immediately
- Part Furnished
- Driveway for 3 Cars
- Downstairs Cloakroom
- 2 Reception Rooms And Dining Room
- Rear Enclosed Garden

£1,750 Per month

GROUND FLOOR



1ST 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			83
(69-80) C		68	
(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		