



## 27 Meyrick Avenue, Luton, LU1 5JN

Nova are pleased to offer to the rental market this extended three bedroom bay fronted semi-detached home, ideally situated on Meyrick Avenue, Luton. Walking distance to the town centre. Presented in very good condition throughout, this spacious property is perfectly suited to a family.

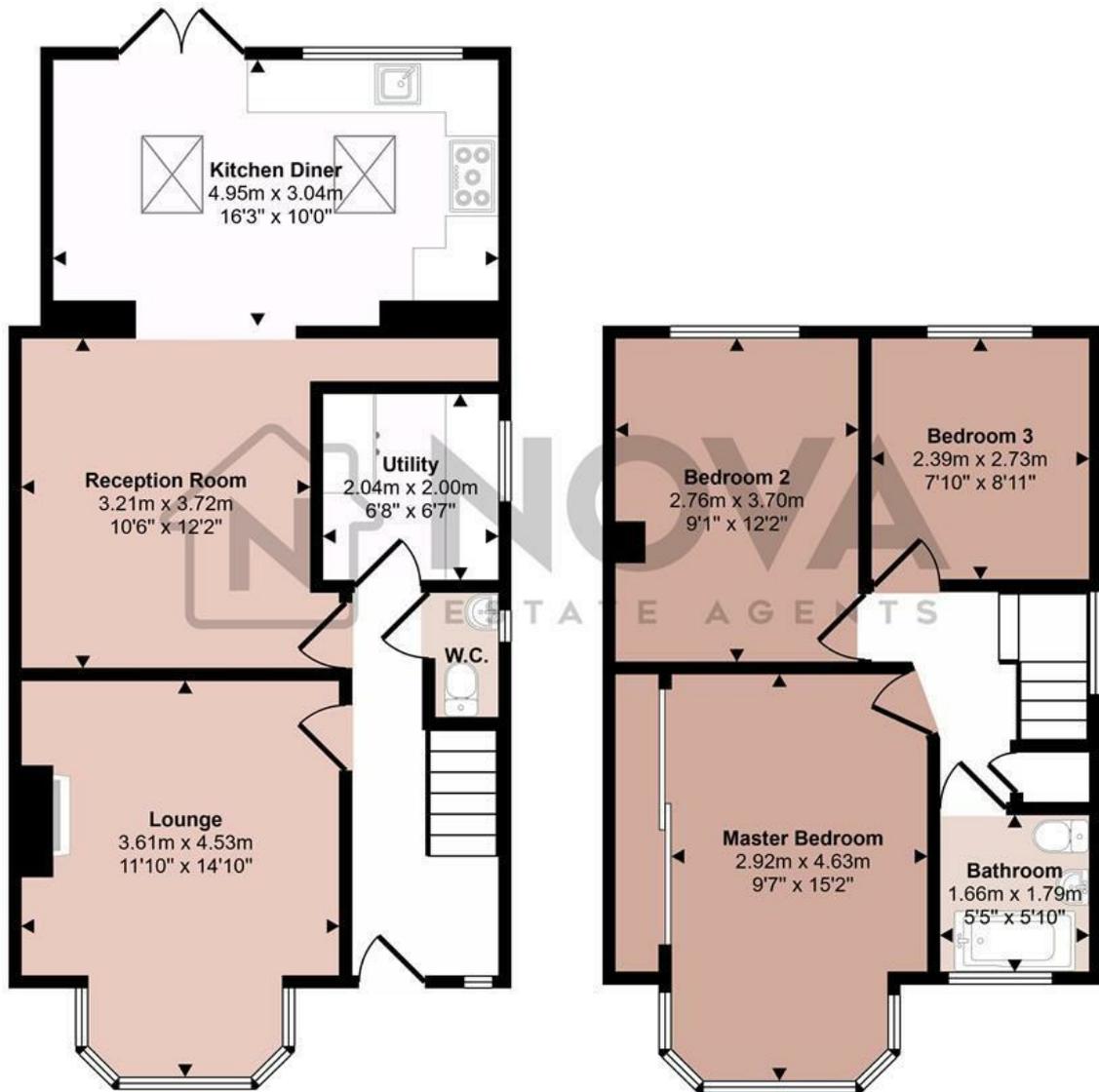
The home has been thoughtfully improved and benefits from a rear extension creating a bright and airy vaulted ceiling room with rooflight windows, alongside a modern refitted kitchen/dining room. The ground floor also offers a cloakroom, utility room, a large bay fronted lounge and an additional family room providing versatile living space.

Upstairs, there are three well proportioned bedrooms and a refitted family bathroom. Externally, the property enjoys a generous rear garden extending to approximately 80+ feet, offering excellent outdoor space for family living. To the front there is a driveway for multiple cars.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extended 3 Bedroom Home
- Close to Town Centre
- Modern Condition Throughout
- Open Plan Lounge / Diner / Kitchen
- Available Mid March
- Driveway Parking

£1,700 Per month

Approx Gross Internal Area  
99 sq m / 1064 sq ft



**Ground Floor**  
Approx 57 sq m / 617 sq ft

**First Floor**  
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		