

PR 
PROPERTY

153 Gardenia Avenue, Luton, Bedfordshire, LU3 2NR
£1,650

- Available Now
- Dining Room
- Family Bathroom
- Must Be Viewed

- 3 Double Bedrooms
- New Kitchen
- Gas CH & DG Windows

- Lounge
- Shower Room
- Private Garden

EXCLUSIVE TO PR PROPERTY LETTINGS – AVAILABLE TO LET NOW – READY FOR EARLY NEW YEAR MOVE IN is this recently refurbished 3 bedroom house offering spacious, well-presented accommodation in a popular residential area. The property benefits from an entrance hall, lounge, separate dining room, newly fitted kitchen, 3 double bedrooms, family bathroom/WC, gas central heating, double glazed windows, private rear garden and on-drive parking for 2 cars. Early viewing is highly recommended.

ENTRANCE HALL

Stairs.

LOUNGE 11'0" X 10'2" (3.36M X 3.10M)

Double glazed window to front, two radiators, door to:

DINING ROOM 11'10" X 8'11" (3.60M X 2.73M)

Double glazed window to rear, radiator, door to:

WET ROOM

Recently refitted with three piece suite comprising wash hand basin, tiled shower area and close coupled WC.

KITCHEN 12'6" X 5'9" (3.80M X 1.76M)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, space for fridge/freezer and washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, two windows to rear, Storage cupboard, radiator, door to garden

LANDING

Radiator, door to

BEDROOM 1 13'10" X 8'10" (4.22M X 2.69M)

Double glazed window to front, radiator,

BEDROOM 2 9'1" X 11'9" (2.76M X 3.58M)

Double glazed window to rear, radiator, sliding door to Storage cupboard.

BEDROOM 3 11'0" X 8'8" (3.36M X 2.64M)

Double glazed window to front, radiator.

BATHROOM

Fitted with three piece suite comprising panelled bath with shower attachment over, wash hand basin and close coupled WC, obscure double glazed window to rear.

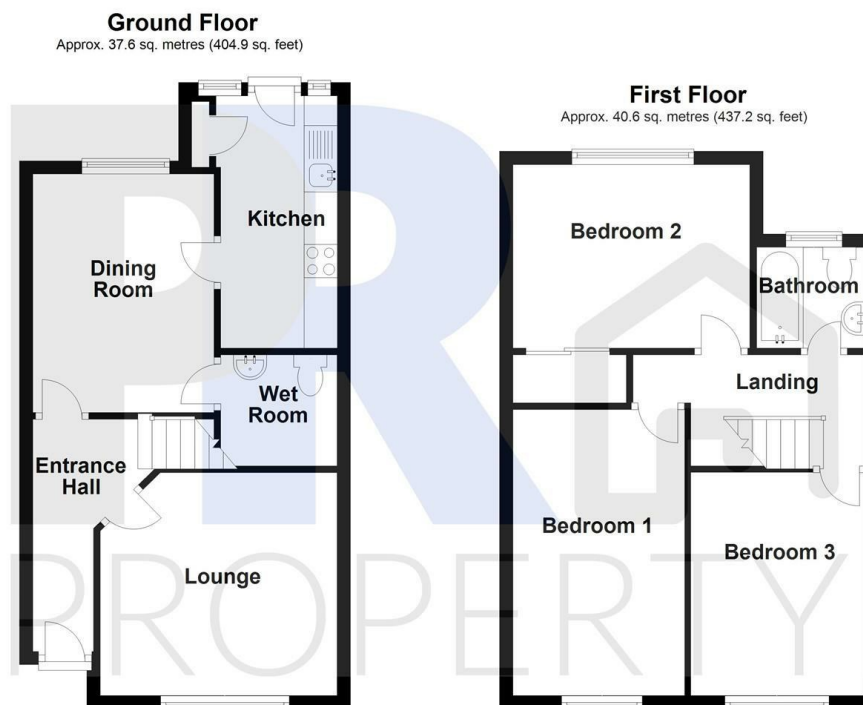
OUTSIDE

REAR GARDEN

Garden mainly laid to lawn.

TO FRONT

On drive Parking for two cars



Total area: approx. 78.2 sq. metres (842.0 sq. feet)

153 gardenia ave

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		53	61
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	