



## 43 Arthur Street, Luton, LU1 3SG

This traditional and deceptively spacious extended three-bedroom mid-terrace home is offered for sale in the sought after South Luton area. Providing flexible and generous accommodation throughout, the property will appeal to families, first time buyers, commuters and investors alike.

Currently arranged as a house share, with the lounge being used as an additional bedroom the layout can easily be restored to create a comfortable family home.

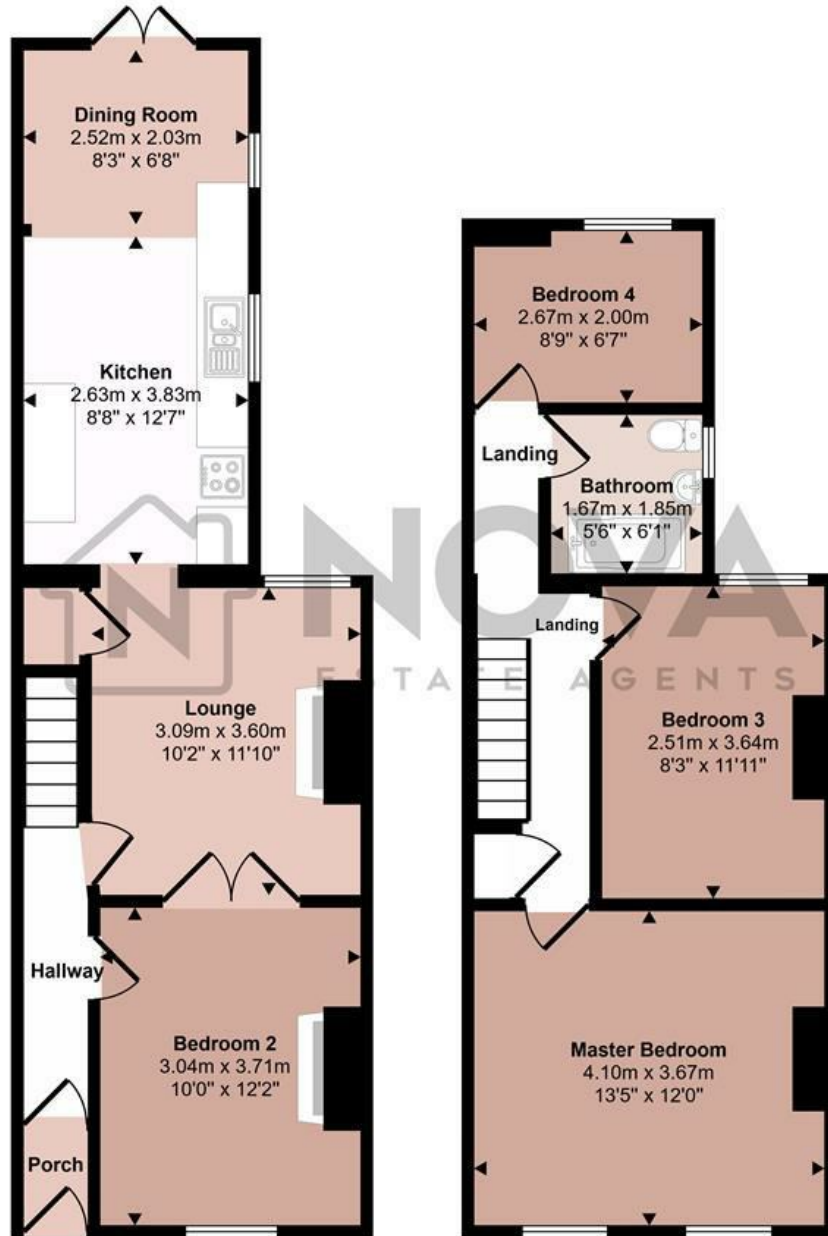
The accommodation begins with an entrance hall leading to the current front reception room/bedroom. Double doors open through to the dining room, which flows into the spacious extended kitchen and dining area at the rear of the property.

To the first floor, there are three well proportioned bedrooms and a family bathroom.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extended 3 Bedroom Home
- Close to Town Centre
- Chain Free!
- Ideal First Time Buy or Investment
- OPEN HOUSE 25.4.26

£250,000

Approx Gross Internal Area  
87 sq m / 934 sq ft



**Ground Floor**  
Approx 45 sq m / 487 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>83</b> |
| (55-68) <b>D</b>                            | <b>69</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |