



## 31 Arthur Street, Luton, LU1 3SG

This attractive and deceptively spacious three bedroom mid terrace home is ideally positioned within the highly sought after South Luton area. Well maintained throughout, the property offers a welcoming blend of comfort and practicality, making it an excellent choice for first-time buyers, commuters, or investors alike.

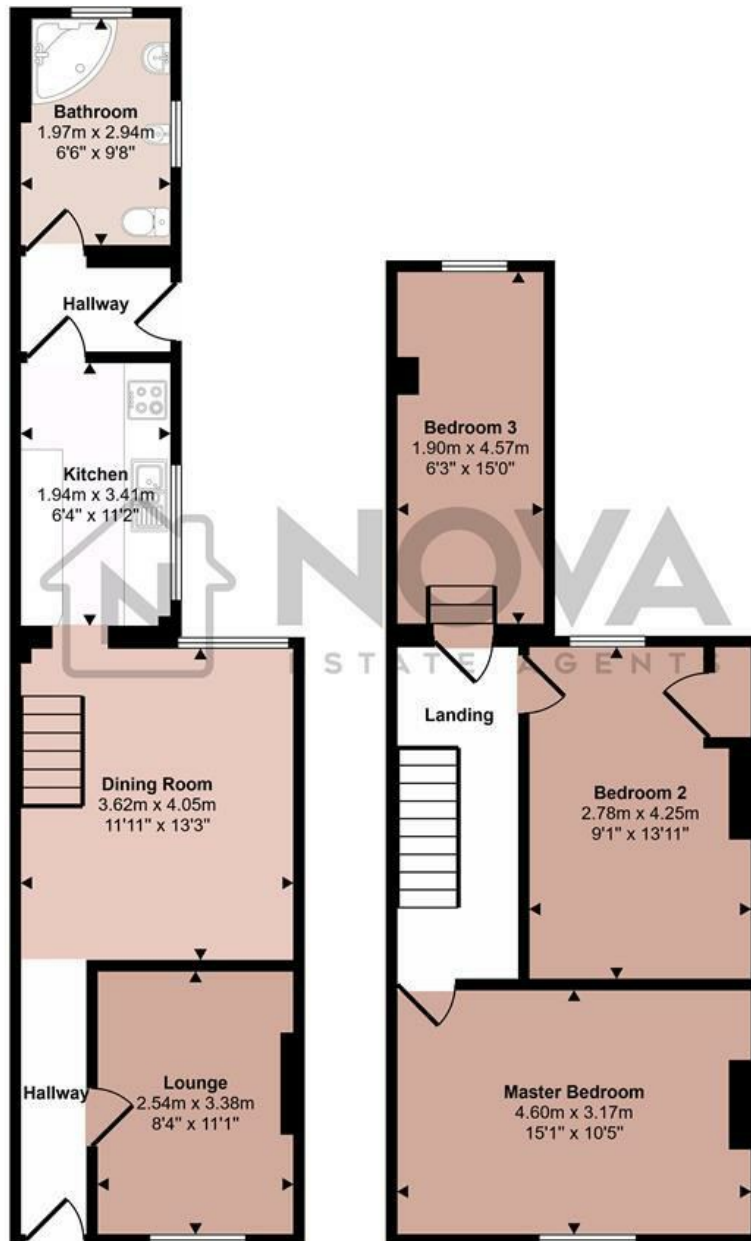
The ground floor features a cosy lounge, a generously sized dining room, a well equipped kitchen and a large family bathroom. Upstairs, the accommodation continues with three well proportioned double bedrooms all offering ample living space.

Externally, the property boasts a substantial low maintenance rear garden, ideal for relaxing or entertaining. Conveniently located within walking distance of the town centre and offering easy access to Luton Railway Station the home is perfectly placed for commuters with Junction 10 of the M1 just a five minute drive away.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Three Double Bedrooms
- Close to Mainline Station
- Two Reception Rooms
- Large Rear Garden
- HMO Potential
- Ideal First Time Purchase Or Buy To Let Investment

£250,000

Approx Gross Internal Area  
87 sq m / 940 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft

First Floor  
Approx 44 sq m / 477 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.

