



**Ashton Road  
Luton  
Bedfordshire  
LU1**

**Offers in Excess of £280,000**

**bettermove** 

# Ashton Road

## Luton

Bettermove are proud to present this 3 bedroom terraced house in Luton, available with no forward chain.

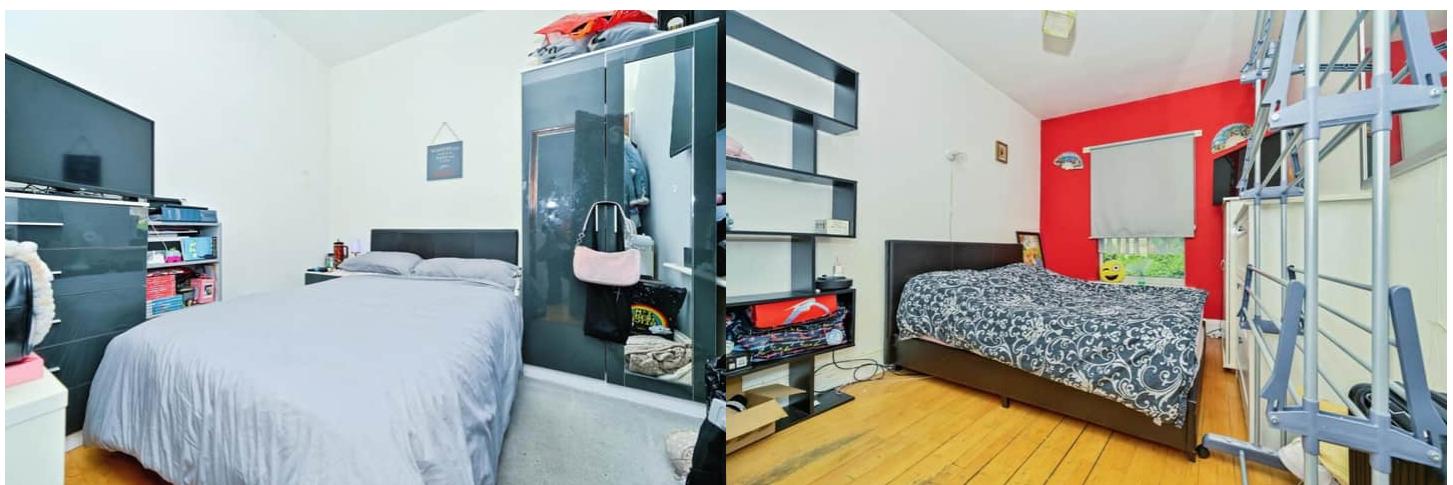
The property benefits from double glazing, and gas central heating throughout, with on street parking available.

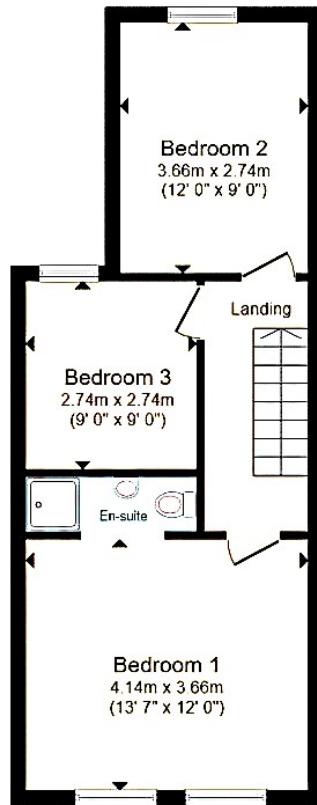
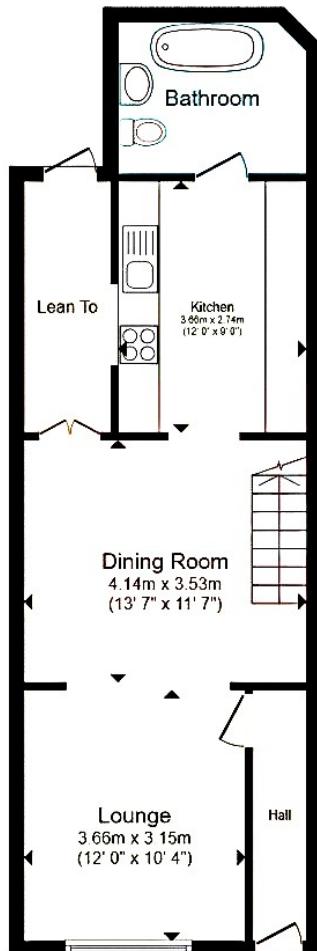
The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, and a family bathroom on the ground floor. The first floor consists of three good sized bedrooms, alongside a private en-suite with the master bedroom. The exterior boasts a private, low maintenance rear garden, perfect for enjoying the summer months.

Located in the popular town of Luton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Luton Train Station, a variety of local bus routes, and quick access to the M1.

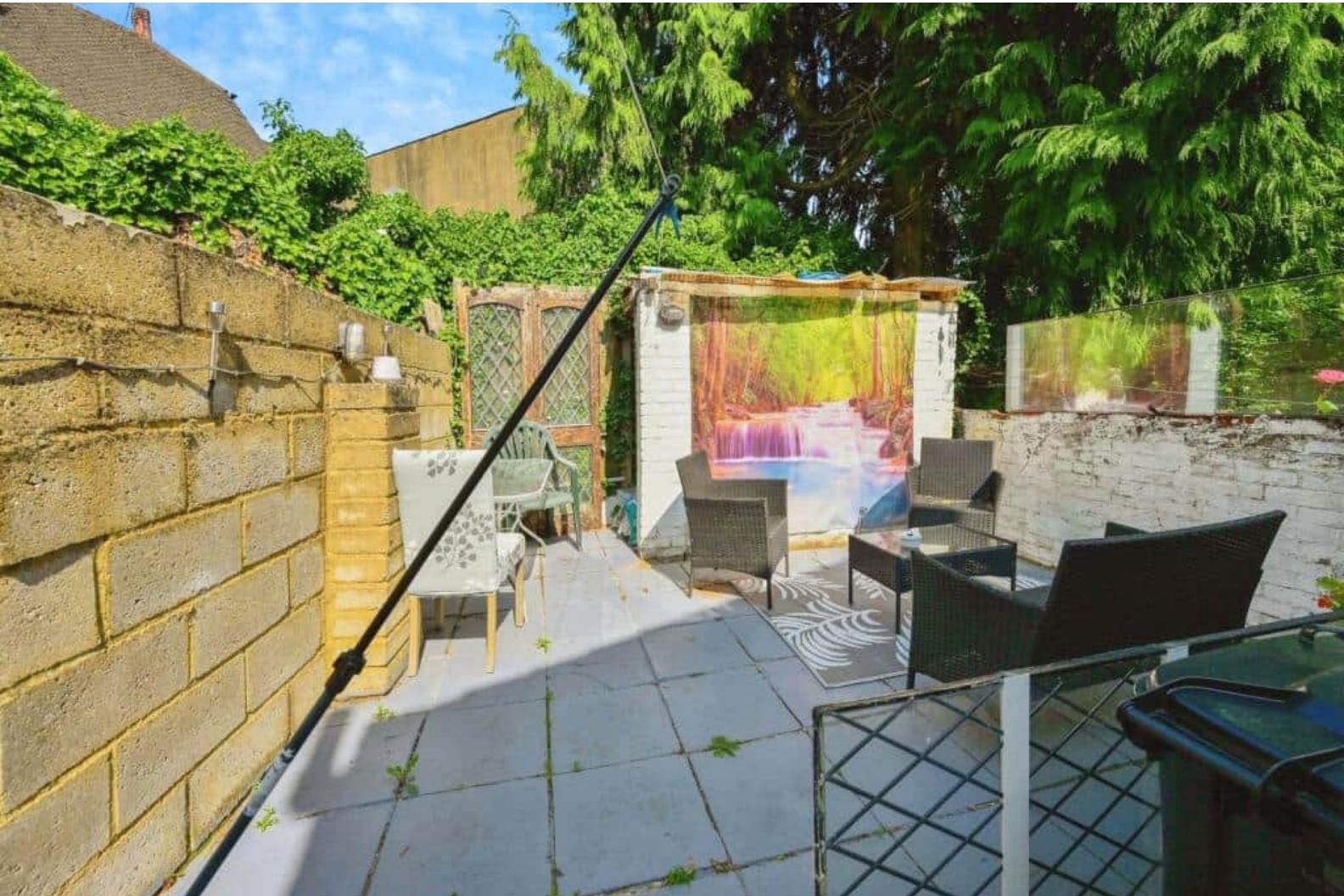
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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