



A delightful two bedroom end terraced home in the popular Bushmead location of Luton. Entrance hall, modern fitted kitchen and spacious lounge. Two bedrooms and family bathroom with private and enclosed rear garden. Off-road parking for two vehicles to the front. All tenancies are subject to satisfactory referencing and the property is available from late July 2026.

ENTRANCE HALL

Double glazed door to the front aspect. Radiator. Laminate wood flooring. Coved ceiling. Under stairs storage cupboard. Consumer unit.

KITCHEN

9'2" x 6'6" (2.8m x 2.0m)

Fitted to comprise a range of wall, drawer and base level units with worksurface over incorporating single drainer sink unit. Integrated oven and gas hob. Space and plumbing for washing machine. Space for fridge / freezer. Part tiled walls. Laminate wood flooring. Inset ceiling spotlights. Double glazed window to the front aspect.

LIVING ROOM

14'1" x 12'9" (4.3m x 3.9m)

Double glazed sliding patio door to the rear aspect. Radiator. Television point. Fitted carpet. Coved ceiling. Wall light. Dado rail.

LANDING

Hatch to loft. Fitted carpet. Two wall lights.

BEDROOM ONE

12'9"ax x 9'10" (3.9max x 3.0m)

Double glazed window to the front aspect and further feature arch shape window to the front aspect. Radiator. Fitted carpet.

BEDROOM TWO

10'2" x 6'6" (3.1m x 2.0m)

Double glazed window to the rear aspect. Built-in storage. Laminate wood flooring. Coved ceiling. Dimmer switch.

BATHROOM

6'2" x 5'10" (1.9m x 1.8m)

Fitted to comprise close coupled w/c. wash hand basin with drawer below and panelled bath with rainforest shower head over and further hand held shower attachment. Fully tiled walls. Laminate wood flooring. Heated towel rail. Extractor fan. Obscure double glazed window to the rear aspect.

TO THE FRONT

The front of the property is mainly hard standing providing off road parking for two vehicles with a small lawn area.

REAR GARDEN

Laid mainly to lawn and artificial grass with gated pedestrian access and conifers to two boundaries.

DISCLAIMER

These details have been prepared by Julie Rogers and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed, we would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

VIEWING

By appointment through Bradshaws.

REFERENCING

All tenancies are subject to satisfactory referencing.

