







### Property Description

This two bedroom terrace home makes the ideal first time purchase. With two good size bedrooms, parking for two cars and cul-de-sac location in Bushmead this isn't one to miss. It is also being offered to the market chain-free!

Briefly comprises hallway, kitchen and lounge downstairs.

Upstairs are two double bedrooms and bathroom located off the landing.

The front is block paved with allocated parking for two cars.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer.

Some local shops include a Co-op, community shop and pharmacy.

There is also a local restaurant, public house and church.

Local schools include Bushmead Primary Icknield High and Cardinal Newman Catholic School.

Luton Sixth Form College and Barnfield College are also within close reach.

Luton mainline railway station and Leagrave station are both within 2.5 miles from the house.

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## Entrance Hall

Frosted door to front aspect. Stairs leading to first floor. Radiator.

## Kitchen

9' 8" x 5' 8" ( 2.95m x 1.73m )  
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Gas hob with integrated electric oven with fan over. Space for a fridge/freezer. Plumbing for a washing machine. Combi boiler.

## Lounge

15' 1" x 12' ( 4.60m x 3.66m )  
Double glazed window and patio doors to rear aspect. Under stairs storage cupboard. Radiator.

## First Floor Landing

Loft access.

## Bedroom One

12' max x 10' 4" max ( 3.66m max x 3.15m max )  
Double glazed bay window to front aspect. Over stairs storage cupboard. Airing cupboard housing hot water tank. Radiator.

## Bedroom Two

10' 2" x 9' 8" ( 3.10m x 2.95m )  
Double glazed window to front aspect. Built in wardrobes. Radiator.

## Bathroom

Extractor fan. Suite comprising bath with shower attachment, wash hand basin and low level wc. Tiled floor and part tiled walls. Radiator.

## Parking

Allocated parking to the front.

## Rear Garden

Laid to lawn with a patio area. Shed.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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