



NOVA
ESTATE AGENTS



150 Birdsfoot Lane, Luton, Bedfordshire, LU3 2DJ

Discover the perfect blend of comfort and convenience in this charming 2-bedroom mid-terrace home situated on Birdsfoot Lane in the highly sought-after Icknield catchment area. Boasting a spacious living room, well-appointed kitchen, two large double bedrooms, separate bath area and toilet, private driveway, and a good-sized garden, this property offers everything you need for modern living. This blank canvas presents a unique opportunity for personalisation, with the potential to add your own decorative touch and truly make it your own. Enjoy the convenience of being close to local amenities while being in this family-friendly neighbourhood. Offered chain-free, this home presents an opportunity not to be missed. Contact us today to arrange a viewing.

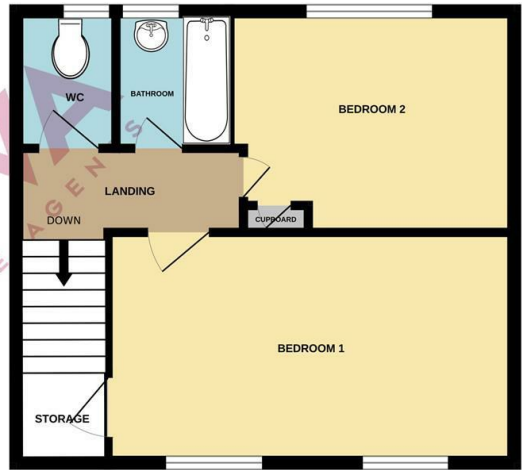
- Nova Estate Agents
- Two Bedroom Terrace House
- Popular Icknield Catchment
- Chain Free
- Two Large Double Bedrooms
- Rear Garden
- Driveway to Front
- Close to the Shops and Schools

£275,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		