



## 11 Temple Close, Luton, LU2 7XZ

Nova Estate Agents are delighted to present this charming two bedroom end of terrace home, located in a peaceful cul-de-sac on the popular Bushmead development offered for sale with no upper chain. This well presented property boasts modern decor throughout, featuring a stylish kitchen/diner, contemporary bathroom suite, garage with driveway, and gas central heating via a combination boiler.

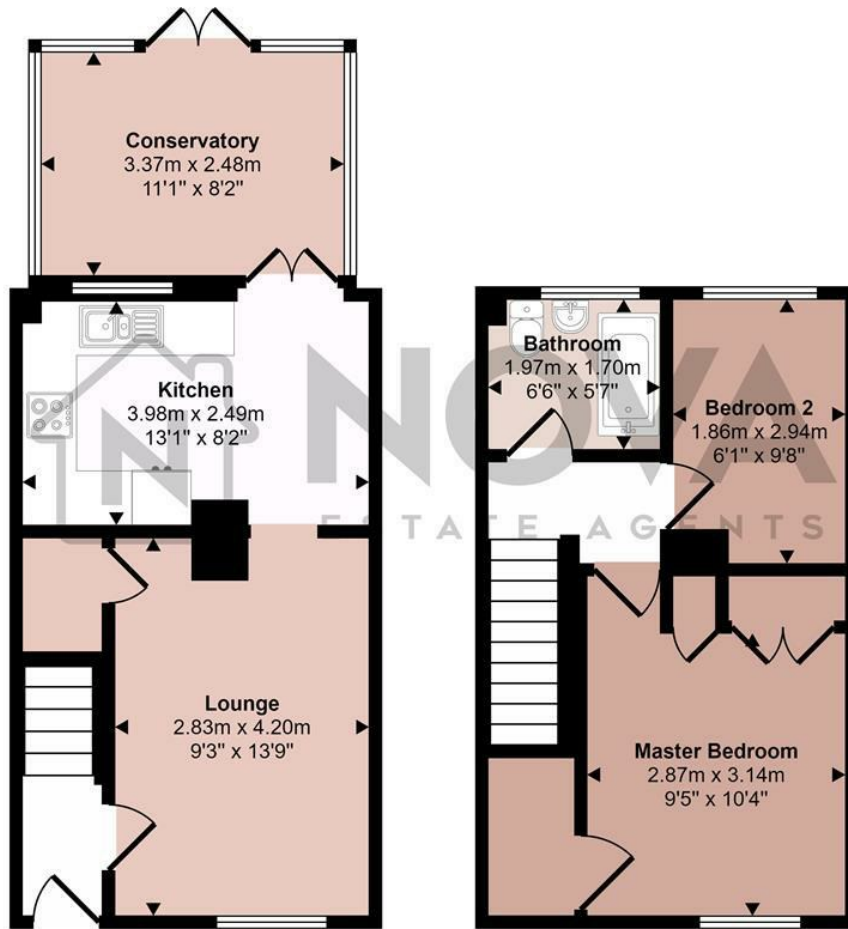
The property layout includes an entrance hall with stairs leading to the first floor, a spacious 13ft living room, and a fitted kitchen/diner with double doors opening into a bright conservatory. Upstairs, you'll find a modern bathroom suite and two bedrooms, with the master bedroom benefiting from built in storage cupboards.

Additional features include double glazed windows, secluded south facing rear garden, and a part boarded loft for extra storage.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Modernised Home
- Popular Bushmead Location
- Garage
- Conservatory
- Close to Local Amenities
- Chain Free!

£290,000

Approx Gross Internal Area  
63 sq m / 680 sq ft



Ground Floor  
Approx 36 sq m / 385 sq ft

First Floor  
Approx 27 sq m / 294 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	