



16 Birchen Grove, Luton, LU2 7TJ

Situated on the popular Birchen Grove in Luton, this well presented two bedroom semi-detached home offers comfortable and modern living, ideal for a couple or small family.

The property features two generous double bedrooms and is in great condition throughout, allowing any new owner to move straight in with minimal work required. Downstairs, the home benefits from a spacious open plan lounge/diner, creating a bright and versatile living space, along with a convenient downstairs WC. Upstairs, there is a well appointed family bathroom.

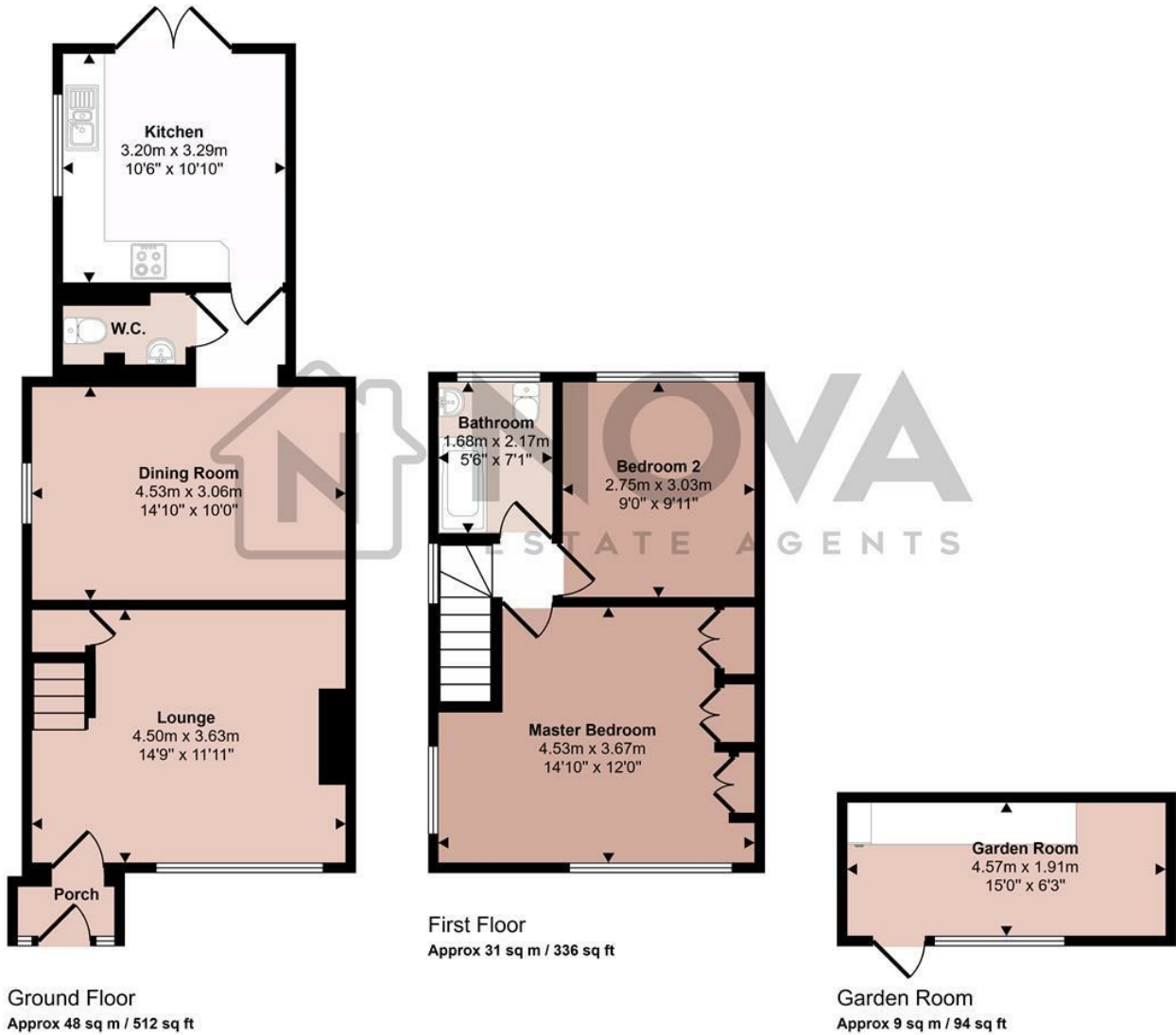
Externally, the property offers driveway parking, good size garden with large outhouse/shed adding to its practicality and appeal.

Located within close proximity to local amenities, schools and transport links, this is a fantastic opportunity to acquire a well-maintained home in a sought after area.

- Nova Estate Agents
- Upstairs Bathroom & Downstairs WC
- Two Double Bedrooms
- Off Road Parking
- Open plan Lounge/Diner
- Garden Room
- Modern Condition Throughout
- Available From April 28th
- Press Play Button For 360° Walkaround Tour

£1,400 Per month

Approx Gross Internal Area
87 sq m / 941 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) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	