



venture

RESIDENTIAL

Buzzard Road, Luton, Bedfordshire, LU4 0UF
Guide Price £290,000-£300,000 Freehold



****GUIDE PRICE £290,000 - £300,000****

Situated in a popular residential area, this stunning two-bedroom home on Buzzard Road has been recently renovated to a high standard by the current owners, making it a perfect move-in-ready property.



Buzzard Road

Luton, LU4 0UF



- Two bedroom semi detached home
- Recently renovated throughout
- Off road parking
- New Gas central heating
- Lovely rear garden
- Extended living space creating a dining area
- Ideal first time buy
- Primary and secondary schools nearby



Situated in a popular residential area, this stunning two-bedroom home on Buzzard Road has been recently renovated to a high standard by the current owners, making it a perfect move-in-ready property. With a rear extension adding valuable dining space, a brand-new heating system, and stylish finishes throughout, this home is ideal for first-time buyers, small families, or investors.

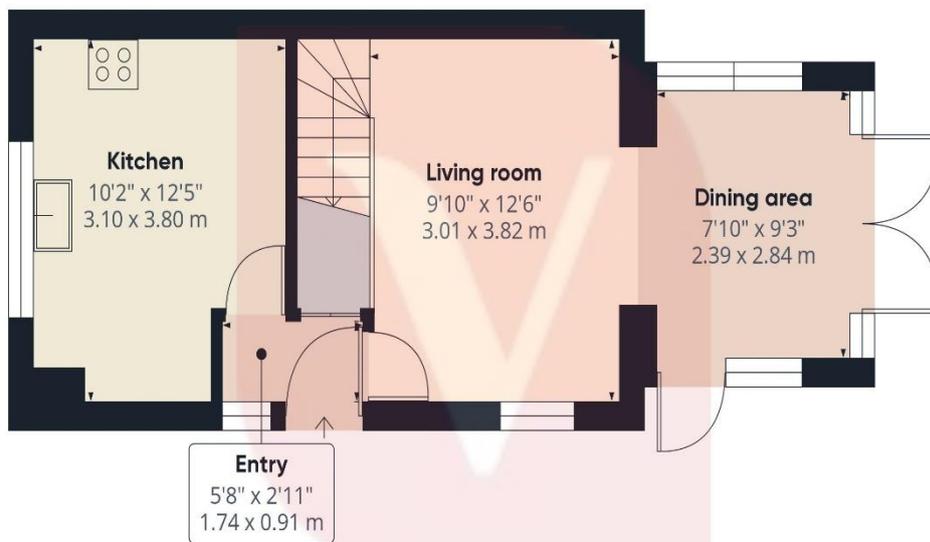
As you step inside, you are greeted by a bright and welcoming living area, leading seamlessly into the extended dining space, providing a fantastic setting for meals and entertaining. The modern kitchen is well-equipped with sleek cabinetry and quality fittings, making every day cooking a pleasure.

Upstairs, the property boasts two well-proportioned bedrooms, each offering comfortable living space. The first floor has been fitted with brand-new carpets, adding a fresh and cosy touch. A stylish family bathroom completes the upper level.

Externally, this home benefits from off-road parking for up to two cars, ensuring convenience for homeowners and guests. The rear garden is a true highlight, offering a peaceful retreat with ample space to relax and entertain. A storage shed provides additional practicality for outdoor essentials.

Located within walking distance of primary and secondary schools, this home is perfectly positioned for families. The area also offers excellent transport links, local amenities, and green spaces nearby.

With its modern upgrades, spacious layout, and chain-free status, this property is an excellent opportunity for buyers looking for a hassle-free move.



Ground Floor



Approximate total area[®]

617.1 ft²
57.33 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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