



116 Talbot Road, Luton, LU2 7RW

Nova are pleased to present this well maintained three double bedroom home, offering spacious living, a modern kitchen, and a large rear garden with a garage to the rear.

The property opens into a welcoming entrance hall with carpeted stairs rising to the first floor and access to the main living areas. The ground floor features a bright and spacious living room and dining room with solid wood flooring and double glazed windows.

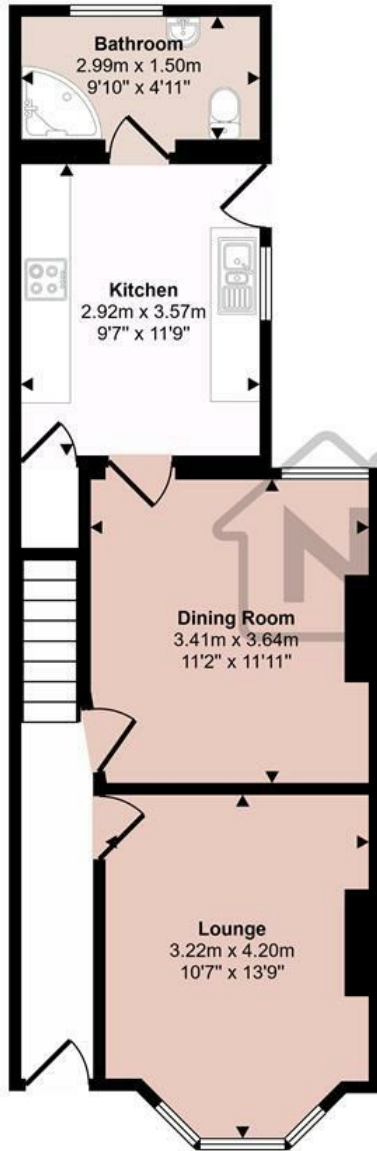
The modern fitted kitchen includes a range of eye and base level units, integral oven/hob and space for additional appliances. There is a large ground floor bathroom and W/C with a corner bath.

Upstairs, there are three generously sized double bedrooms, all benefiting from double glazing and fitted carpets.

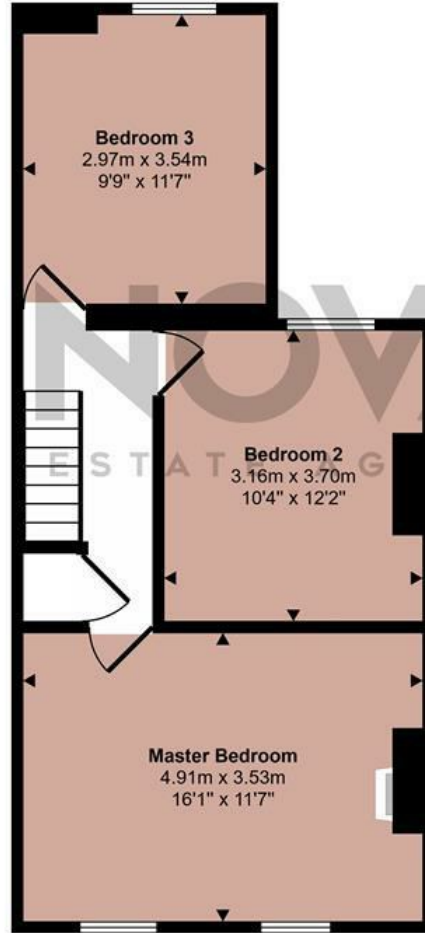
- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Large 1930's Home
- 2 Reception Rooms
- Popular Round Green Area
- Chain Free!
- Large Garden

£270,000

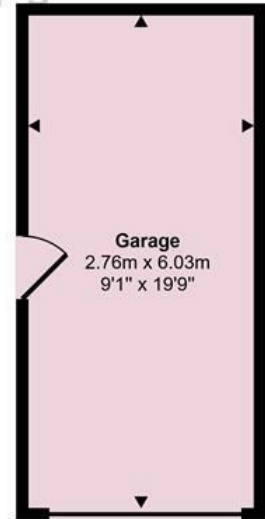
Approx Gross Internal Area
113 sq m / 1220 sq ft



Ground Floor
Approx 49 sq m / 532 sq ft



First Floor
Approx 47 sq m / 509 sq ft



Garage
Approx 17 sq m / 179 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			85
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	