



## 13 Norman Road, Luton, Bedfordshire, LU3 1JL

Located on Norman Road in the popular Biscot area of Luton, this well proportioned three bedroom terraced property offers generous and versatile living space, making it an excellent choice for families or investment buyers.

The ground floor features a bright and inviting living room, complemented by a separate dining area ideal for hosting or everyday family use. A fitted kitchen leads through to an inner lobby, providing access to a ground floor bathroom. The layout is practical and well suited to modern living.

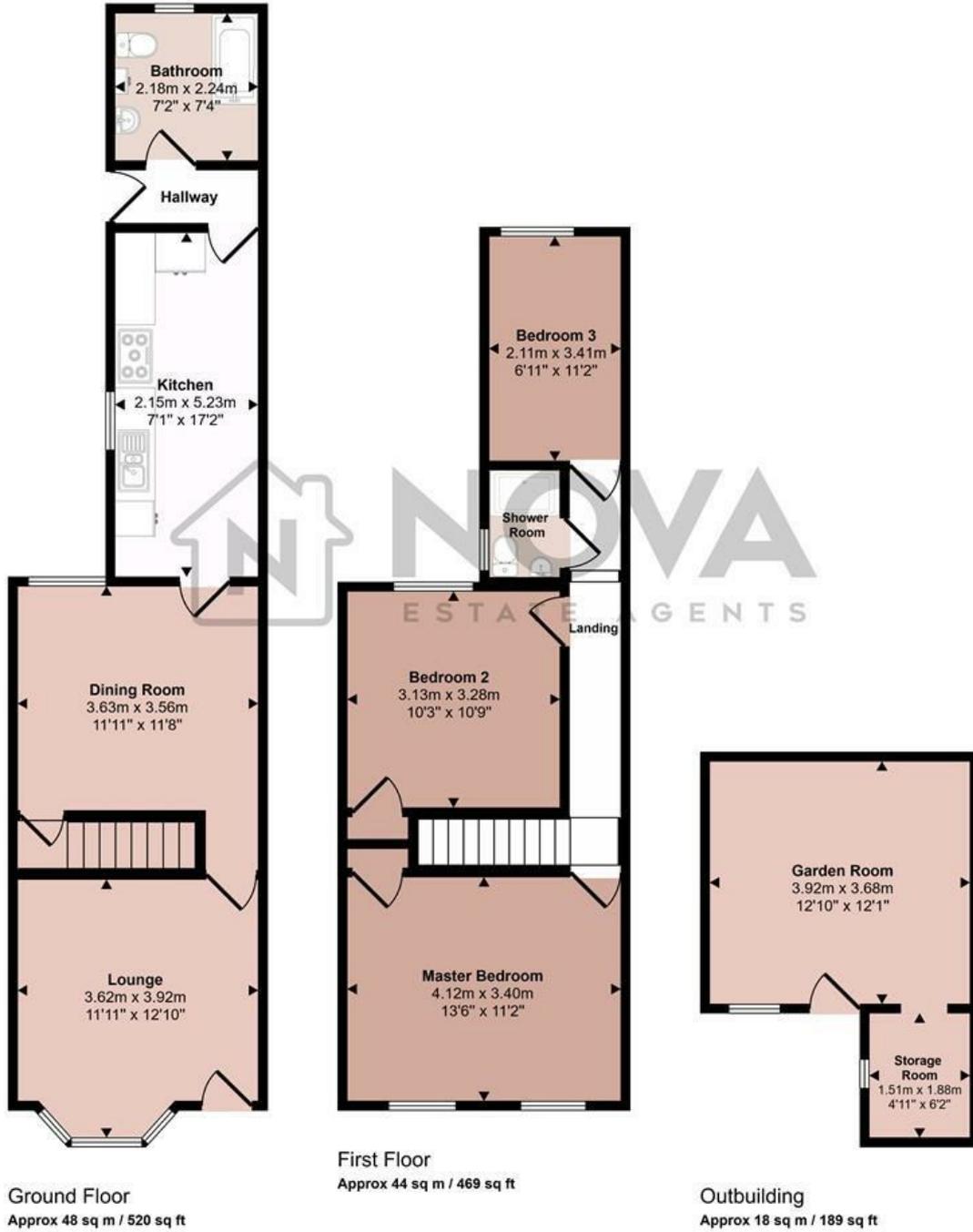
Upstairs, the property comprises three spacious double bedrooms, all offering comfortable accommodation, along with a contemporary shower room accessed from the landing.

Outside, the home benefits from both front and rear garden spaces. A particular highlight is the

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extended Family Home
- Popular Biscot Area
- Large Outhouse
- Three Double Bedrooms
- Close to Shops & Amenities
- 2 Bathrooms

£300,000

Approx Gross Internal Area  
109 sq m / 1177 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>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</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	