



62 Limbury Road, Luton, LU3 2PL

Nova Estate Agents are delighted to present this attractive three bedroom Victorian mid-terrace property, ideally situated on the popular Limbury Road in North Luton.

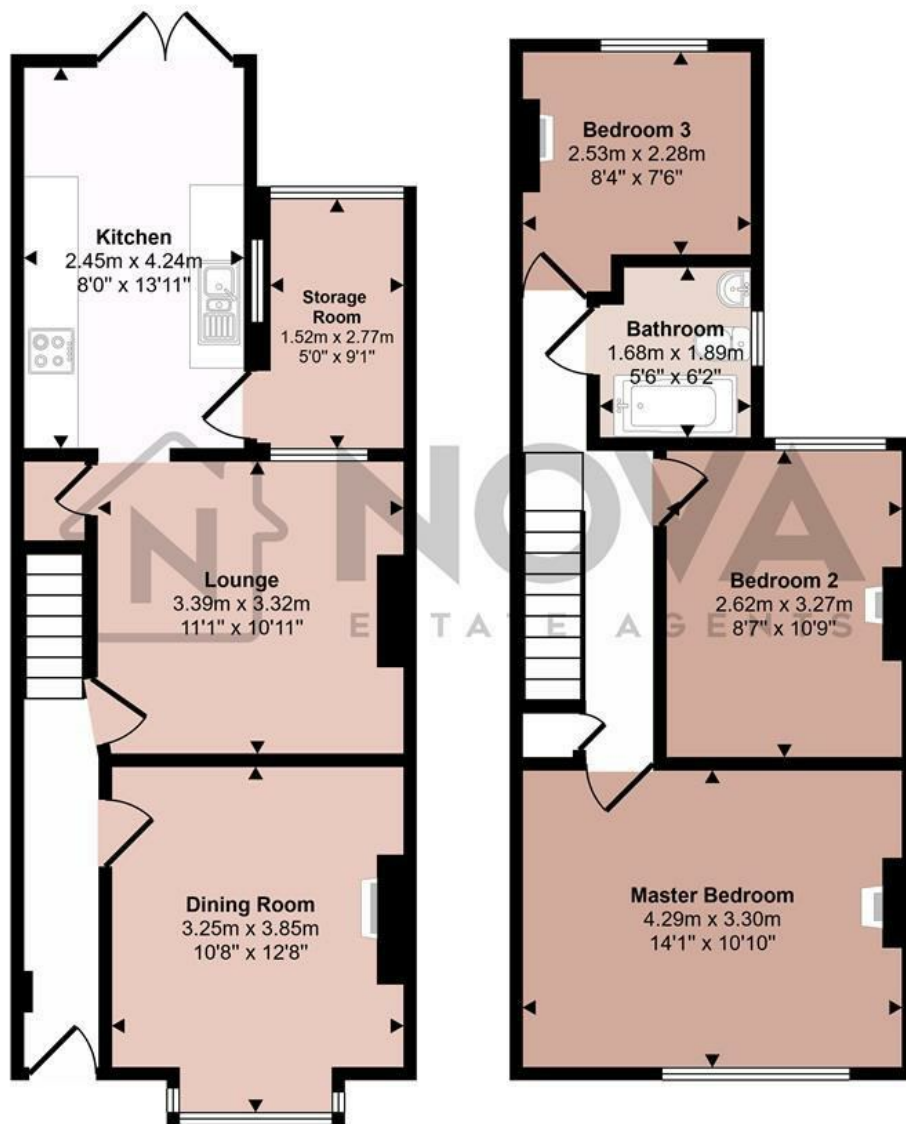
Upon entering, a welcoming entrance hall leads through to a comfortable living room and a separate dining area, providing versatile space for both everyday family life and entertaining guests. To the rear, the fitted kitchen offers ample work surfaces and access to the generous rear garden, ideal for outdoor gatherings, children's play or potential future extension subject to the necessary permissions (STPP). A useful lean-to outhouse positioned between the kitchen and dining room provides additional storage space or scope to be incorporated into a larger extension.

The first floor comprises three good sized bedrooms along with a modern refitted family bathroom.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Popular Limbury Area
- Driveway Parking
- Large Rear Garden
- Ideal First Time Buy or Investment Purchase
- Chain Free!
- Open House 2.5.26

£290,000

Approx Gross Internal Area
86 sq m / 924 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft

First Floor
Approx 40 sq m / 433 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		82
(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	