



63 Norman Road, Luton, LU3 1JL

A very clean and tidy two bedroom house now available on Norman Road, offering comfortable living in a highly convenient location.

The property features two spacious reception rooms, ideal for both relaxing and entertaining, along with two well proportioned double bedrooms. There is a good sized kitchen and a bathroom designed for practical everyday use.

To the rear, the home benefits from a well maintained garden, complete with a large storage shed perfect for additional space and outdoor use.

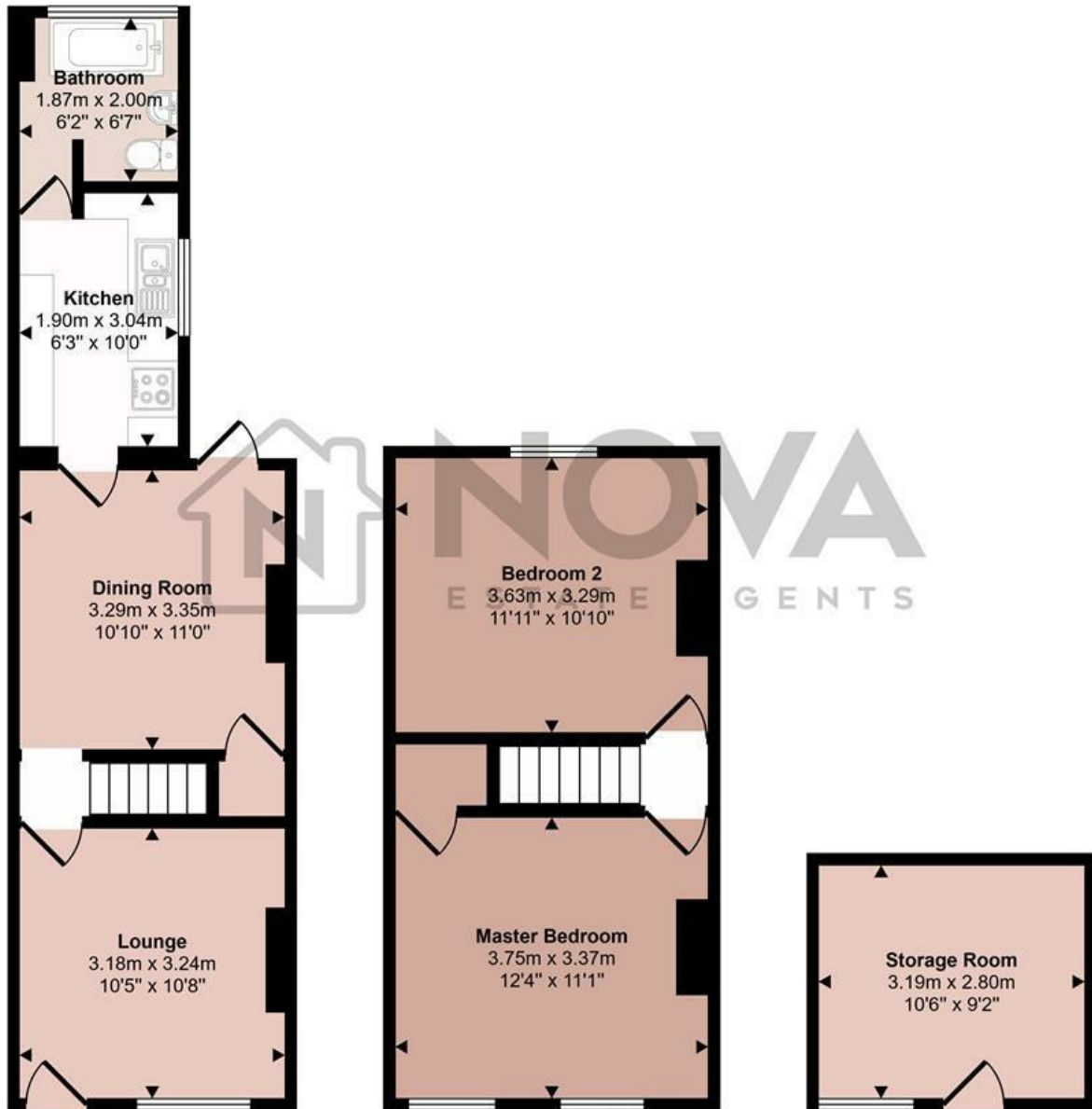
Situated in the popular Biscot Road area, the property is close to a wide range of local amenities, including shops, schools and excellent transport links, making it an ideal choice for families or professionals.

Early viewing is recommended, call Nova Estate Agents now to arrange a viewing.

£270,000

- Nova Estate Agents
- 2 Double Bedroom House
- Immaculate Condition
- 2 Reception Rooms
- Rear Garden
- Close to All Amenities, Including Shops, Schools and Mosques
- Modern Fixtures and Fittings
- Press Play Button For 360° Walkaround Tour

Approx Gross Internal Area
72 sq m / 770 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft

First Floor
Approx 28 sq m / 306 sq ft

Storage Room
Approx 9 sq m / 96 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			
(69-80) C			80
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		