



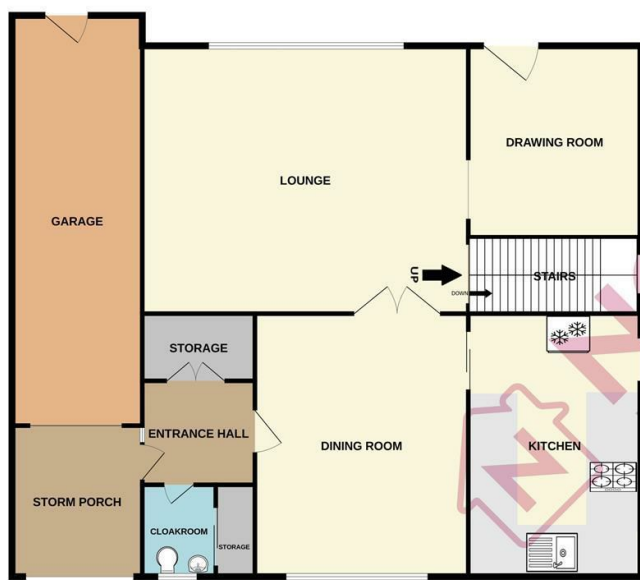
10 Emerald Road, Luton, Bedfordshire, LU4 0NR

This immaculate 3 bedroom house on Emerald Road offers the perfect blend of comfort, style, and convenience. Situated in a prime location close to the L&D Hospital, this property boasts a garage, immaculate gardens, and a spacious driveway. The house features generously sized living areas that are perfect for both relaxing and entertaining. Whether it's a cozy family movie night or hosting friends, you'll have the space you need. The modern kitchen comes equipped with state of the art appliances and ample counter space. Prepare delicious meals while enjoying the view of your pristine garden. The property offers three well appointed bedrooms, each providing a tranquil retreat. The master bedroom features plenty of closet space and natural light. Available end of October on an unfurnished, this is an opportunity you won't want to miss. Call us now to book a viewing.

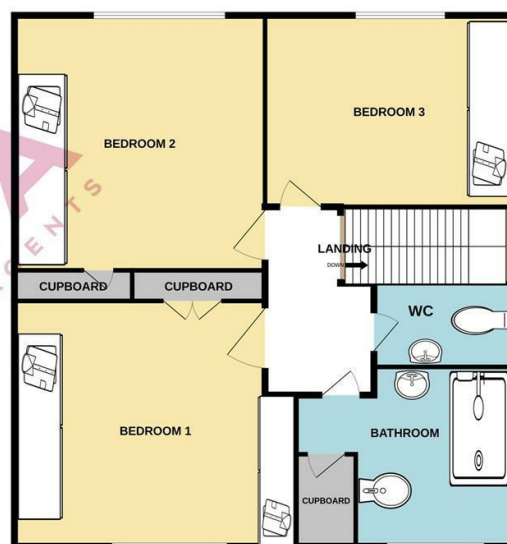
- Nova Estate Agents
- Available End October
- Unfurnished
- 3 Bedroom
- 3 Reception Rooms
- Close to the L&D Hospital
- Garage
- Driveway To Front
- Immaculate Condition

£1,750 Per month

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	