



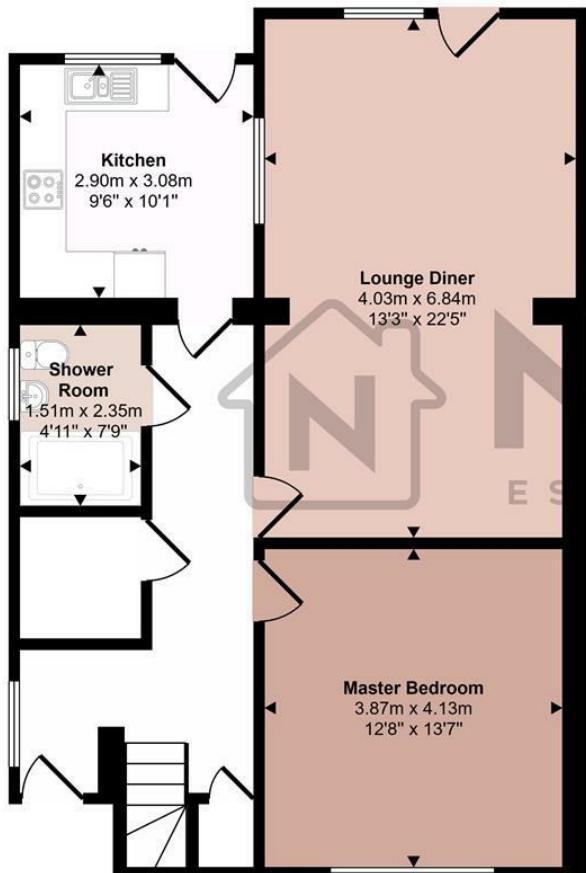
## 9 Beaumont Road, Luton, LU3 1NT

Situated on the popular Beaumont Road in the sought after Biscot area of Luton, this rarely available extended three bedroom family home offers generous and versatile accommodation. The property comprises a porch and entrance hallway, fitted kitchen, two reception rooms with one having been significantly extended, a fully fitted ground floor shower room. Upstairs there are three well proportioned bedrooms along with a family bathroom. Externally, the home benefits from a good sized rear garden and a driveway providing off street parking for two/three vehicles. Ideally located close to local shops, schools and the mosque. This property is offered to the market chain free, making it an excellent opportunity for families and investors alike. Call Nova Estate Agents now to book your viewing slot.

**£400,000**

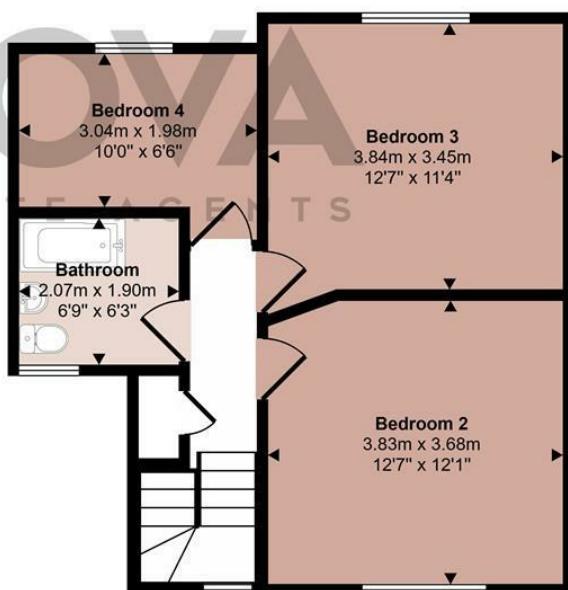
- Nova Estate Agents
- Extended Three Bedroom Semi Detached Home
- 2 Reception Room
- Driveway for 3 Cars
- Downstairs Shower Room and Upstairs Family Bathroom
- Good Size Rear Garden
- Close to Schools, Shops and Mosques
- Chain Free
- Rarely Available
- Press Play Button For 360° Walkaround Tour

Approx Gross Internal Area  
121 sq m / 1306 sq ft



Ground Floor

Approx 76 sq m / 815 sq ft



First Floor

Approx 46 sq m / 491 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		
(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	