



## 138 Ridgway Road, Luton, LU2 7RT

This property, situated on Ridgway Road, offers a lucrative opportunity for seasoned investors seeking to expand their portfolio. Currently operating as a House of Multiple Occupancy (HMO), all five rooms are currently leased, resulting in a commendable 8% rental yield with the potential for further growth.

The interior features an inviting entrance porch leading to a spacious hallway. The ground floor boasts a communal lounge area and a generously sized kitchen, providing ample cupboard space for residents. Two bedrooms, one large double and a single, complete the ground floor accommodations.

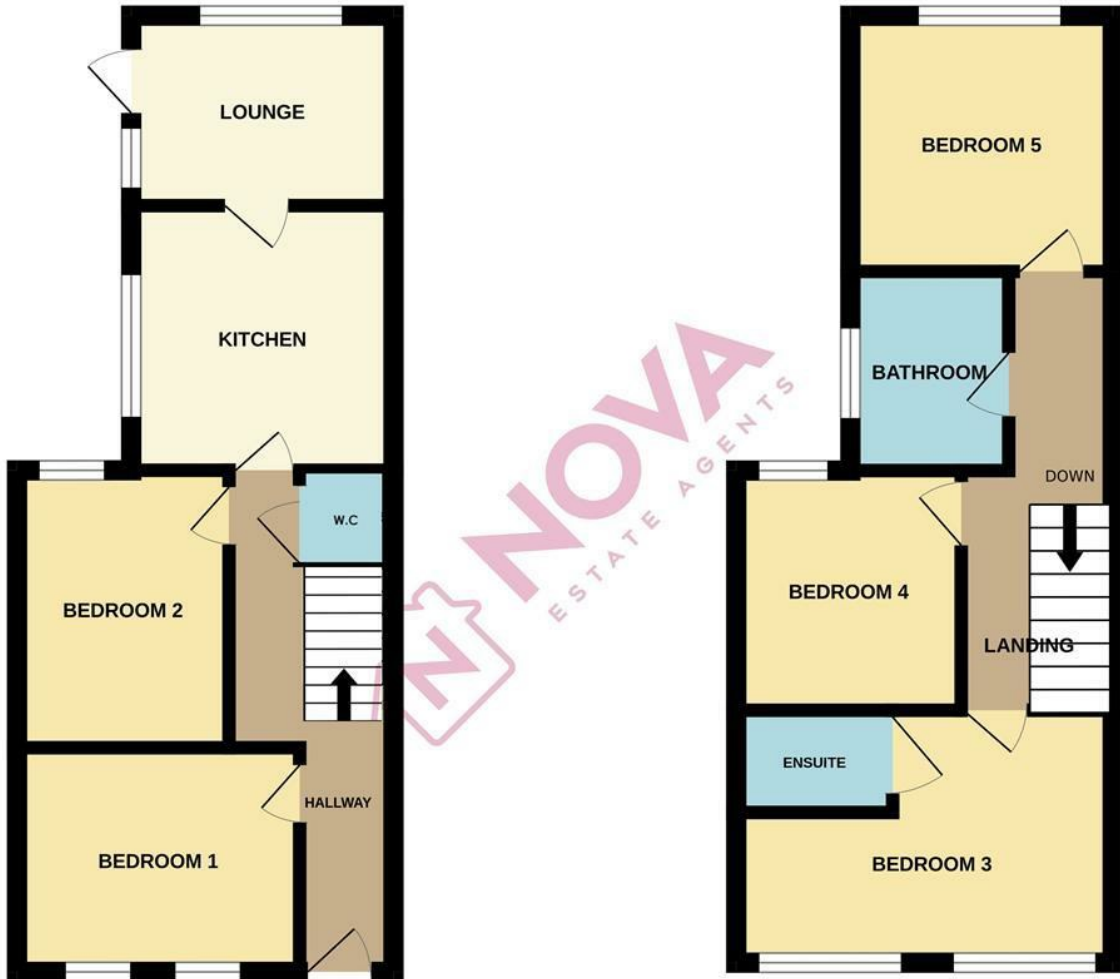
On the first floor, a further two double bedrooms, a single bedroom and a shared shower room are available, with the front facing larger room also featuring an additional shower room. Externally, the property offers a well maintained rear garden with laid lawn, while the front features a

- Nova Estate Agents
- Prime investment opportunity
- HMO licensed
- 5 bedrooms
- £30,000PA approx income
- Close to town centre and train station
- Extended

£325,000

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			89
(81-91) B			
(69-80) C		69	
(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	