



## 11 Ridgway Road, Luton, Bedfordshire, LU2 7RP

Presenting a charming two bedroom mid terrace property on Ridgeway Road in Luton. This home is an excellent investment opportunity with a tenant currently in place, providing immediate rental income.

The property features a spacious lounge, a well appointed kitchen and a dining area. Also, this property consists of two generously sized bedrooms, and a huge modern bathroom. Additionally, there's a low maintenance rear garden. Conveniently located near amenities and transport links such as the M1 junction and train stations. This property is a fantastic investment with a ready made income stream. Sold chain free. Call Nova Estate Agents to arrange a viewing.

- Nova estate agents
- Walking distance to the train station
- Close to Local Amenities
- Two double bedrooms
- Rear Garden
- Great school catchments
- Chain Free
- On Road Parking

£250,000

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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