



**Connells**

Ramridge Road  
Luton



### Property Description

Connells Stopsley Bring To The Market A Two Bedroom Mid Terraced Property In The Sought After Area Of Round Green. Ramridge Road Briefly Comprises Of An Open Plan Lounge/Diner, Kitchen Area And Family Bathroom, The Upper Floor Contains Two Double Bedrooms.

Locally 'Ramridge Road' Is Close To All Local Amenities And Within Walking Distance To Local Schools.

The Property Is Also A Short Drive Away From Luton Airport, Luton Airport Parkway Station, Luton Mainline Station And Also Junction 10 Of M1 Which Makes The Property Ideal For Commuting. Internal Viewings Are Advised. Ramridge Road Can Be Described As A Perfect First Time Purchase Or Investment Opportunity.

Call Connells Stopsley To Arrange Your Viewing.

### Entrance Hall

Double glazed door into lounge

### Lounge

10' 3" x 13' 11" ( 3.12m x 4.24m )

Double glazed window to front. TV point. Radiator.

### Dining Room

11' 2" x 10' 2" ( 3.40m x 3.10m )

Double glazed window to rear. Radiator.

### Kitchen

10' x 5' 11" ( 3.05m x 1.80m )

Fitted with wall and base units. Stainless steel sink drainer. Electric oven. Electric hob. Cooker hood. Plumbing and space for appliances. Double glazed window and door to side.

### Landing

Loft Access

### Bedroom One

11' 8" x 10' 11" ( 3.56m x 3.33m )

Double glazed window to front. Radiator. Fireplace.

### Bedroom Two

8' 7" x 10' 11" ( 2.62m x 3.33m )

Double glazed window to rear. Built in cupboard. Boiler. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath mixer taps and shower attachment. Extractor fan. Double glazed window to rear.

### Outside

#### Front Garden

Block paved. Brick wall. Metal gate.

#### Rear Garden

Paved patio. Decking. Artificial Grass.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/STP307194](http://connells.co.uk/Property/STP307194)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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