

Property details approval form

18 Ramridge Road, Luton, Bedfordshire, England, LU2 0TQ

Date: 11 October 2024

Property Ref and Version: STP307642 - 0002

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£270,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Two Bedrooms
- > Mid Terrace
- > Sought After Round Green Area
- > Extended Kitchen To Rear
- > New Bathroom Suite
- > Perfect First Time Purchase
- > Investment Opportunity
- > Perfect Location For Commuting

○ Short Description

Connells Stopsley bring to the market an extended two bedroom mid terraced property located in the sought after Round Green area of Stopsley. Ramridge Road briefly comprises of two reception rooms, extended kitchen area and new bathroom suite. The upper floor contains two double bedrooms.

○ Long Description

Connells Stopsley bring to the market an extended two bedroom mid terraced property located in the sought after Round Green area of Stopsley. Ramridge Road briefly comprises of two reception rooms, extended kitchen area and new bathroom suite. The upper floor contains two double bedrooms. Externally the property benefits from a low maintenance rear garden having a perfect blend of patio and artificial grass.

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.

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○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Double glazed door to front into dining room.

Lounge

10' 2" x 10' 10" (3.10m x 3.30m)

Double glazed window to rear. Radiator. TV point.

Dining Room

10' 2" x 10' 11" (3.10m x 3.33m)

Double glazed window and door to front. Radiator. Open fire place.

Kitchen

16' 1" x 6' (4.90m x 1.83m)

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

Landing

Bedroom One

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

Double glazed window to front, Radiator. Built in cupboard.

Bedroom Two

10' 11" x 10' 3" (3.33m x 3.12m)

Double glazed window to rear. Combi boiler. Radiator, TV point.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Extractor fan. Radiator. Partly tiled, Double glazed window to side.

Outside

Front Garden

Rear Garden

Patio area. Artificial grass. Shed.

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○ Property Images



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○ Property Images



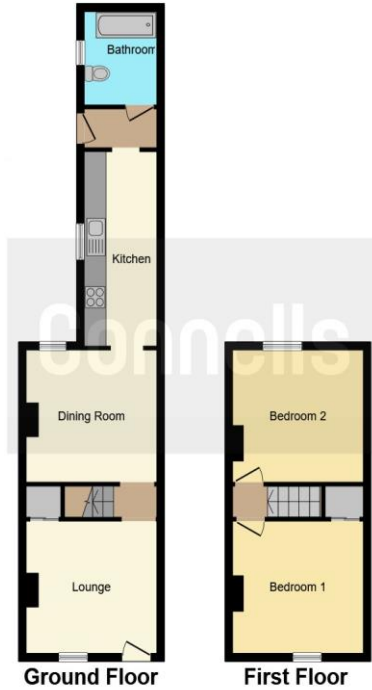
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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

	Signature	Date
Luke Rolt		
Miss P. Couttiguane		