



**Connells**

Ridgway Road  
Luton



Ridgway Road  
Luton LU2 7RT

for sale  
**£250,000**



## Property Description

\*\*\*\*\*CENTRAL LOCATION\*\*\*\*\*

Located close to Luton mainline station is this Two / Three bedroom terraced home with ample living space.

The area is very popular with first time buyers and investors as Luton mainline station and Luton town centre is within close proximity.

In brief the property comprises of two reception rooms, kitchen and utility space. To the first floor there are two good size bedrooms and a family bathroom leading off Study / Bedroom three . Externally there is a good size garden and parking is on street. (PERMIT PERMITTED)

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## Entrance

Door to front into lounge.

## Lounge

Double glazed window to front. Radiator.

## Dining Room

Double glazed window to rear. Radiator.  
Access to first floor landing.

## Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window to rear. Door to rear garden.

## Utility

Plumbing and space for appliances. Combi Boiler.

## First Floor Landing

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

Double glazed window to rear. Radiator.

### Study / Bedroom Three

Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Radiator. Double glazed window to rear.

## Outside

### Rear Garden

Enclosed by paneled fencing. Laid to lawn.













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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LUT317145](http://connells.co.uk/Property/LUT317145)



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Property Ref: LUT317145 - 0006