



22 Ridgway Road, Luton, LU2 7RR

****OPEN HOUSE 25TH APRIL****

Offered to the market chain free, this well presented three bedroom terrace home is ideally situated in the High Town area of Luton, just a short distance from Luton train station, making it perfect for commuters, first time buyers or investors alike.

The property is in good condition throughout and offers spacious and versatile accommodation comprising two generous reception rooms, a fitted kitchen, two bathrooms.

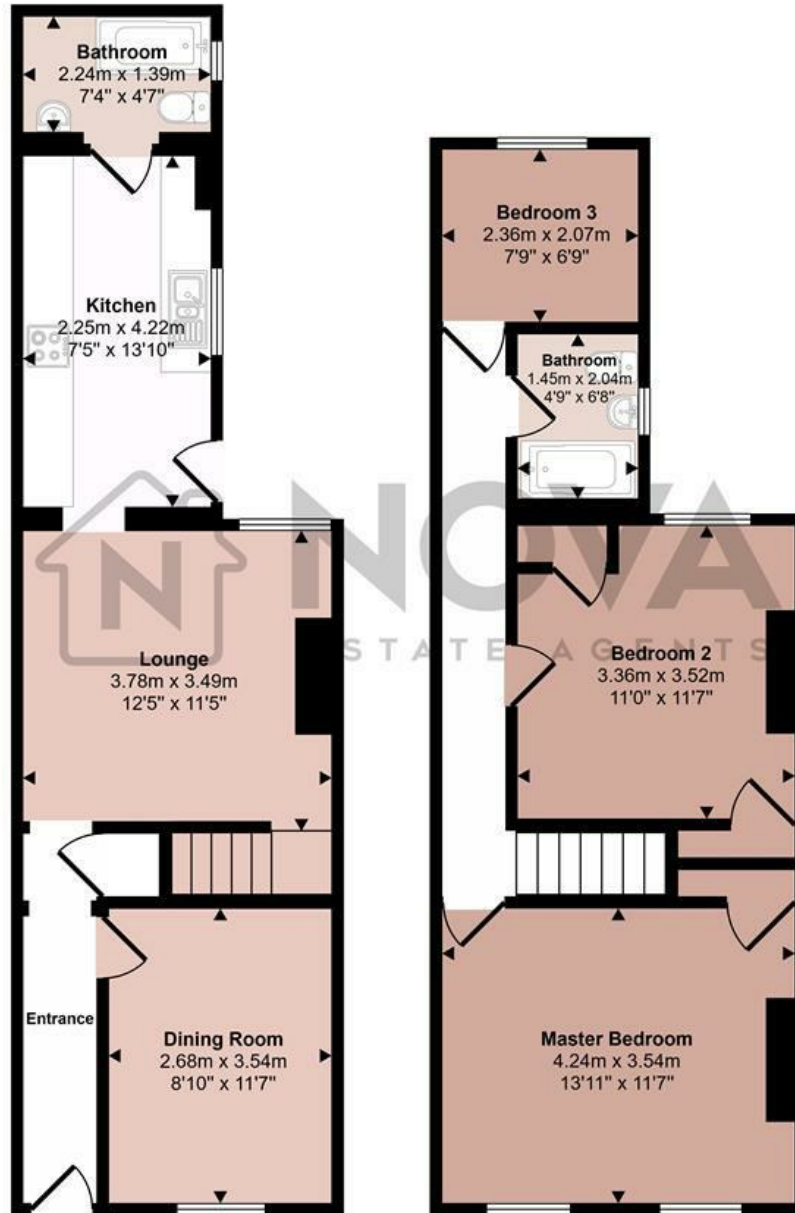
Upstairs, there are three well proportioned bedrooms including two large double bedrooms and a good sized single room, ideal as a child's bedroom, home office or guest room.

Externally, the property benefits from a large rear garden, providing excellent outdoor space for

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Ideal First Time Buy or Investment
- 3 Bedroom Home
- 2 Bathrooms
- Large Garden
- Well Presented Throughout
- Chain Free
- OPEN HOUSE 25/4/26

£260,000

Approx Gross Internal Area
89 sq m / 961 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft

First Floor
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	