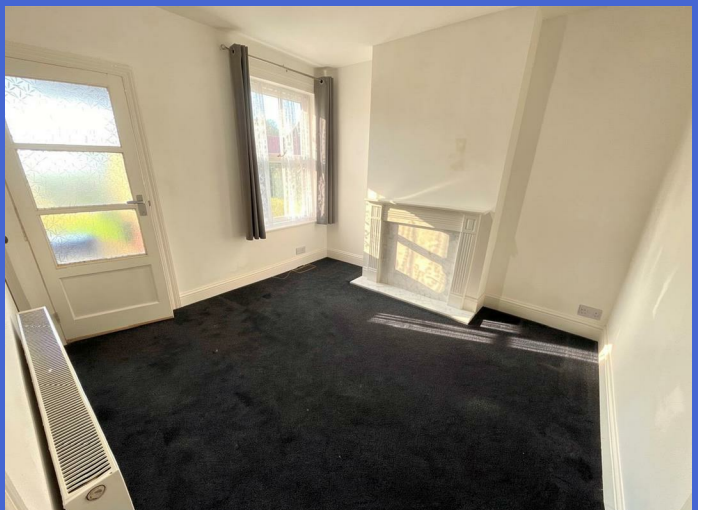




107 Ridgway Road, Luton, LU2 7RS  
£1,600 PCM



- EXCLUSIVE TO PR PROPERTY
- TOWN CENTER
- NEWLY DECORATED

- AVAILABLE NOW
- 2 MINUTES TO STATION
- GAS CENTRAL HEATING

- PARKING FOR 2 VEHICLES
- LARGE REAR GARDEN, CORNER PLOT
- MUST BE VIEWED

Exclusive to P&R Property

Beautifully presented and available right now, this three bedroom family home on Ridgway Road ticks all the boxes. Newly decorated throughout and offered in great condition, the property boasts two generous reception rooms, three double bedrooms and a sizeable private rear garden — ideal for families or those simply looking for a bit more space. Off-street parking for two vehicles and a garage make this one genuinely hard to fault. Sat within easy walking distance of Luton town centre and the Thameslink station, commuting couldn't be simpler. Viewing is absolutely essential — this one won't hang around.

**LIVING ROOM 13'3" X 10'6" (4.06 X 3.22)**

**DINING ROOM 11'1" X 10'7" (3.40 X 3.23)**

**KITCHEN 11'1" X 8'5" (3.39 X 2.57)**

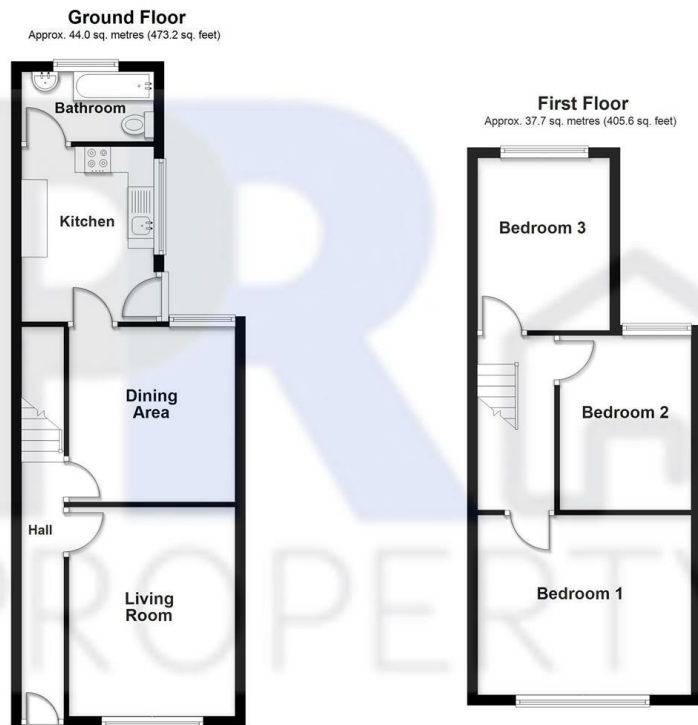
**BATHROOM**

**BEDROOM ONE 15'1" X 11'5" (4.60 X 3.48)**

**BEDROOM TWO 11'3" X 9'7" (3.44 X 2.94)**

**BEDROOM THREE 10'11" X 8'4" (3.34 X 2.55)**

**GARAGE 14'0" X 7'10" (4.29 X 2.41)**



Total area: approx. 81.6 sq. metres (878.7 sq. feet)  
107 Ridgway Road, Luton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	