



2A Ridgway Road, Luton, Bedfordshire, LU2 7RR  
£250,000





- NO UPPER CHAIN
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- BUY TO LET POTENTIAL £1000pcm

- 2 DOUBLE BEDROOMS
- 1ST FLOOR BATHROOM
- CLOSE TO TOWN CENTRE

- 2 RECEPTION ROOMS
- LARGE LOFT AREA
- WELL PRESENTED THROUGHOUT

**\*\* EXCLUSIVE TO P&R PROPERTY SALES \*\* 2 DOUBLE BEDROOMS \*\* CLOSE TO TOWN CENTRE AND TRAIN STATION \*\* POTENTIAL TO EXTENDED STPP \*\* LARGE GARDEN \*\*** This lovely property is offered for sale with no upper chain. Ideally located just a short walk from Luton Train the property benefits from accommodation comprising living room, dining room, kitchen, 2 double bedrooms, large first floor bathroom, gas central heating and good sized rear garden. **BUY TO LET POTENTIAL 1000pcm.**

**LIVING ROOM 11'04 X 10'08 (3.45M X 3.25M )**

**DINING ROOM 10'08 X 9'07 (3.25M X 2.92M)**

**KITCHEN 14'00 X 7'04 (4.27M X 2.24M)**

**BEDROOM ONE 10'10 X 10'09 (3.30M X 3.28M)**

**BEDROOM TWO 9'08 X 7'07 (2.95M X 2.31M)**

**BATHROOM 13'08 X 6'11 (4.17M X 2.11M)**

**LARGE REAR GARDEN**

**Ground Floor**  
Approx. 32.8 sq. metres (353.3 sq. feet)



**First Floor**  
Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 65.7 sq. metres (707.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC