



# MANTONS

ESTATE AGENTS

3 Bedroom Terraced for Sale - £260,000

Ridgway Road, Luton, Bedfordshire, LU2 7RT



## KEY FEATURES:

- SPACIOUS & WELL APPOINTED TERRACE HOME • NO UPPER CHAIN COMPLICATIONS • THREE BEDROOMS • GROUND FLOOR WC, FIRST FLOOR SHOWER ROOM • DECORATED TO A CONTEMPORARY THEME • REPLACEMENT FLOOR COVERINGS • WALKING DISTANCE TO LUTON TRAIN STATION • EASY ACCESS TO M1 JUNCTION 10 & AIRPORT

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this spacious three bedroom terrace home located within the popular area of 'Hightown' with no upper chain complications.

Over the past 12 months the property has been refurbished to include new floor coverings, refitted kitchen, shower room & cloakroom. Ideal first time or investment purchase, £1500.00 rental income per month.

Location is key to this property, if you're looking for a nice residential area within a short walk of Luton ThamesLink train station this could be the property for you.

The third bedroom has been part converted to provide a shower room whilst the original ground floor bathroom is now a spacious cloakroom.

In brief the property comprises; Sitting room, living room leading through to a refitted kitchen & cloakroom. On the first floor are three generous size bedrooms & a refitted shower room.

Further benefits include; enclosed rear garden, gas central heating serviced via a replacement combination boiler (2021) & double glazed windows.

For further information or to arrange a viewing contact Mantons Estate Agents.

Ridgway Road, a prime residential area that seamlessly blends convenience & accessibility. Commute effortlessly, within walking distance of Luton ThamesLink train station & easy access to London Luton Airport, Luton town centre & the M1 motorway via Junction 10.

For your daily needs, Round Green is just a short stroll away with a diverse array of local shops & food outlets. Additionally, the convenience of 'Asda' supermarket, a short drive from your doorstep. Families will appreciate the proximity of St Matthews Primary School & Stopsley High School, both within easy walking distance.

## Additional Information

EPC Rating D. Council Tax Band B. 781 Sq.ft (Approx).



**Ground Floor**  
Approx. 34.3 sq. metres (368.9 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 72.6 sq. metres (781.5 sq. feet)