



22 Ridgway Road, Luton, Beds, LU2 7RR

Nova Estate Agents are delighted to offer this spacious three bedroom family home situated on the popular Ridgeway Road. Newly redecorated throughout, the property is presented in excellent condition and is ready for immediate occupation.

The accommodation comprises three generous double bedrooms, two spacious reception rooms offering flexible living and dining space and a large fitted kitchen with ample storage and worktop space. To the rear, the property benefits from a substantial private garden, providing the perfect outdoor space for families or those who enjoy entertaining.

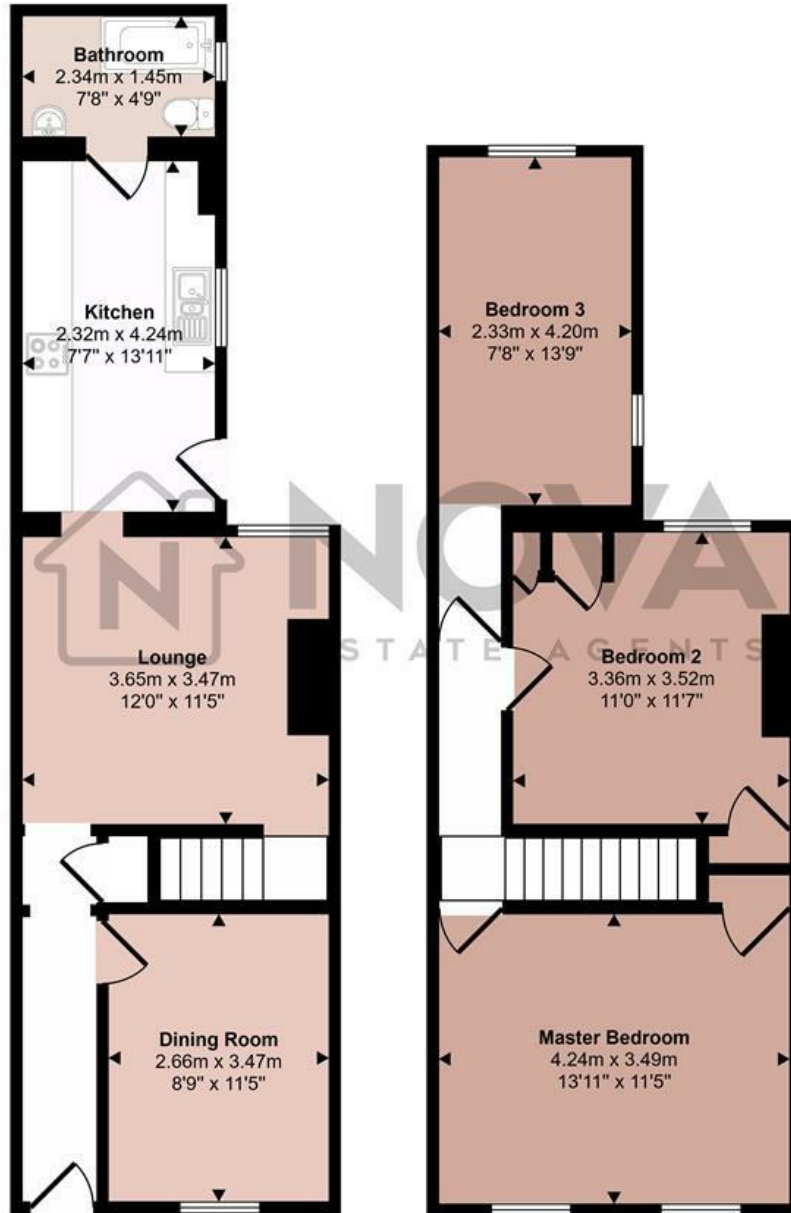
Ideally located within walking distance of the train station, the property also offers easy access to a range of local amenities, well regarded schools and excellent transport links.

Offered on an unfurnished basis and available immediately, this fantastic home is expected to generate high levels of interest. Contact Nova Estate Agents today to arrange your viewing

£1,600 Per month

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Available Now
- 3 Double Bedroom Home
- Immaculately Redecorated Throughout
- Large Garden
- 2 Reception Rooms
- Close To The Train Station
- Walking Distance of The Mall
- Unfurnished

Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 45 sq m / 479 sq ft

First Floor
Approx 45 sq m / 484 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	