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10 Hinton Close, Leighton Buzzard, LU7 3NQ

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Guide Price £315,000

- THREE BEDROOM FAMILY HOME
- REQUIRES MODERNISATION
- NO UPPER CHAIN
- GARAGE
- POTENTIAL TO EXTEND (STPP)
- SEMI-DETACHED
- LOUNGE/DINER
- DRIVEWAY
- CUL-DE-SAC LOCATION
- ENCLOSED REAR GARDEN

A spacious three bedroom semi detached family home, situated in a quiet cul-de-sac and on a good size plot. The accommodation comprises of a porch, entrance hall, lounge/diner, kitchen, downstairs bathroom and three bedrooms.

Outside, there is an enclosed rear garden, driveway parking and garage. The property does require modernisation but would make a lovely family home. NO UPPER CHAIN.

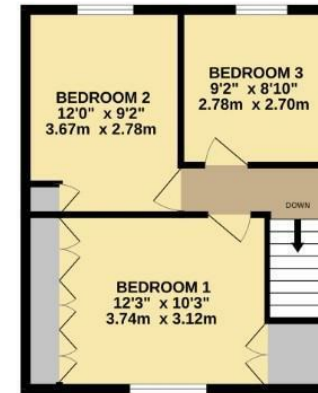
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
644 sq.ft. (59.6 sq.m.) approx.

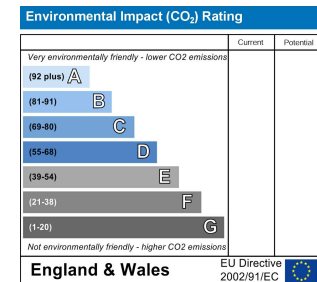
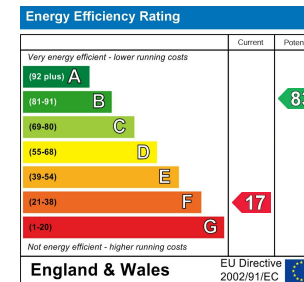


1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.




TOTAL FLOOR AREA: 1045 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





