



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

20 Dudley Street, Leighton Buzzard, Bedfordshire, LU7 1SE

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Guide Price £320,000

- THREE BEDROOM HOME
- PERIOD PROPERTY
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- TOWN CENTRE LOCATION
- BASEMENT
- ENCLOSED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

Hunters are pleased to market this well presented three bedroom period property, located within walking distance to the Town Centre.

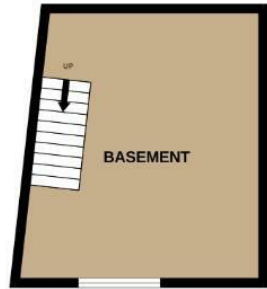
This property briefly comprises; entrance hall, lounge, dining room, kitchen, bathroom and three double bedrooms. Outside is an enclosed rear garden.

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.

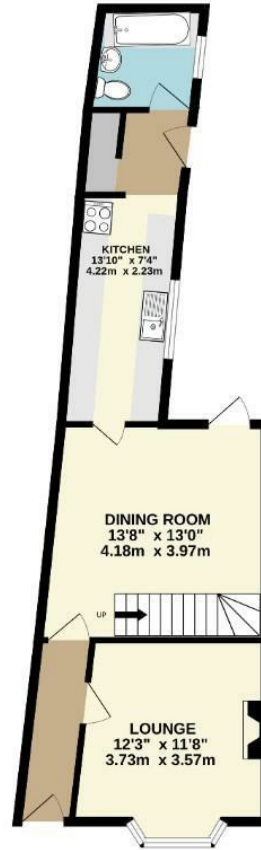
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**BASEMENT**  
233 sq.ft. (21.7 sq.m.) approx.



**GROUND FLOOR**  
485 sq.ft. (45.1 sq.m.) approx.



**1ST FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 58                      | 82        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

### Entrance Hall

Entry via a part glazed door. Wooden floor. Lift up hatch with stairs down to basement.

### Basement

Accessed from the hallway and underneath the lounge and part of the dining room. Window to front.

### Lounge

Double glazed bay window to to front aspect. Wooden flooring and radiator. Fireplace.

### Dining Room

Double glazed patio door opening to the rear garden. Stairs rising to the first floor landing. Wood effect flooring and radiator.

### Kitchen

Double glazed windows to side aspect. Floor mounted units with a worktop over. Single bowl sink and drainer. Space for an electric cooker and fridge-freezer. Plumbing for a washing machine. Part glazed door opening to the rear garden.

### Bathroom

Double glazed window to side aspect. Three piece suite comprising; bathtub, W/C and wash hand basin. Tiled flooring and radiator.

### Landing

Wood effect flooring and access to the loft

### Bedroom One

Double glazed window to front aspect. Wood effect flooring and radiator.

### Bedroom Two

Double glazed window to rear aspect. Wood effect flooring and radiator.

### Bedroom Three

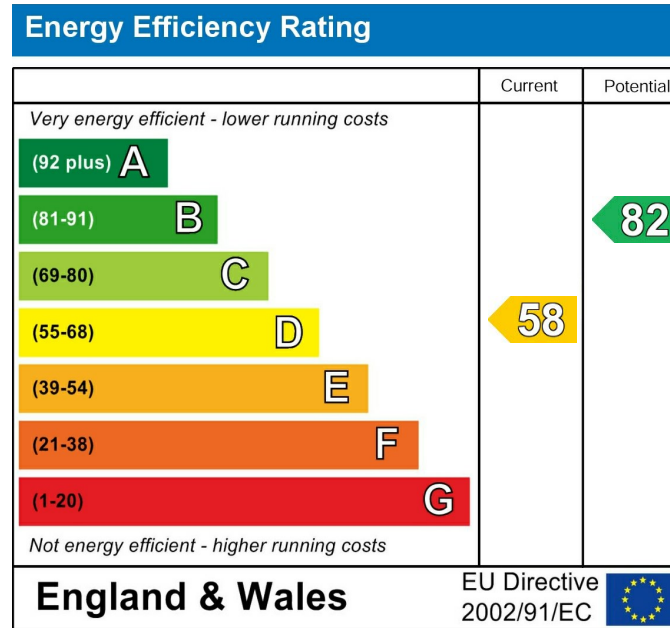
Double glazed window to rear aspect. Wood effect flooring and radiator.

### Front

Pathway leading to the front door.

### Rear

Enclosed rear garden. Mainly laid to lawn.



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.











