



**Bassett Road, Leighton Buzzard**

LU7 1AR

**Offers In Excess Of  
£300,000**





# Bassett Road, Leighton Buzzard

## DESCRIPTION

Hunters are delighted to offer this RECENTLY REFURBISHED two double bedroom home, located within a five minute walk of the Town Centre and offered with NO UPPER CHAIN.

This beautifully presented property comprises; lounge and dining room with feature fireplaces, newly fitted kitchen and elegantly designed bathroom. Upstairs there are two bright and spacious double bedrooms. Externally the property has an extensive garden which offers scope to turn into a tranquil setting.

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.



# ROOMS

## Lounge

Entrance via wooden door. Laminate flooring. Radiator. Feature cast iron fireplace. Bay window to front aspect.

## Inner Hallway

Laminate flooring. Stairs rising to first floor.

## Dining Room

Laminate flooring. Radiator. Feature cast iron fireplace. Storage cupboard. Double glazed windows to rear aspect.

## Kitchen

A range of wall and base units with worktop over. Stainless steel sink. Integrated oven with four ring electric hob and extractor above. Space for washing machine and fridge/freezer. Radiator. Laminate flooring. Wall mounted boiler. Composite part glazed door to garden. Double glazed window to side aspect.

## Bathroom

White three piece suite comprising; Bath with shower over and glass shower screen. Inset vanity wash hand basin. W.C. Part tiled walls and tiled flooring. Heated towel rail. Extractor fan. Double glazed opaque window to side aspect.

## Landing

Fitted carpet.

## Bedroom One

Fitted carpet. Radiator. Storage cupboard. Double glazed window to rear aspect.

## Bedroom Two

Fitted carpet. Radiator. Double glazed window to front aspect.

## Frontage

Pathway leading to front door

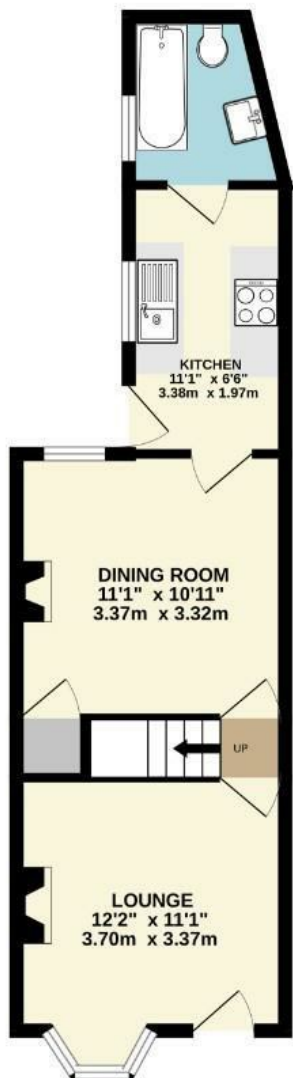
## Garden

Mainly laid to lawn. Outside tap.

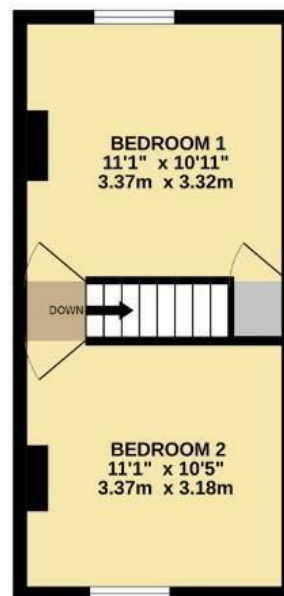




GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
258 sq.ft. (24.0 sq.m.) approx.

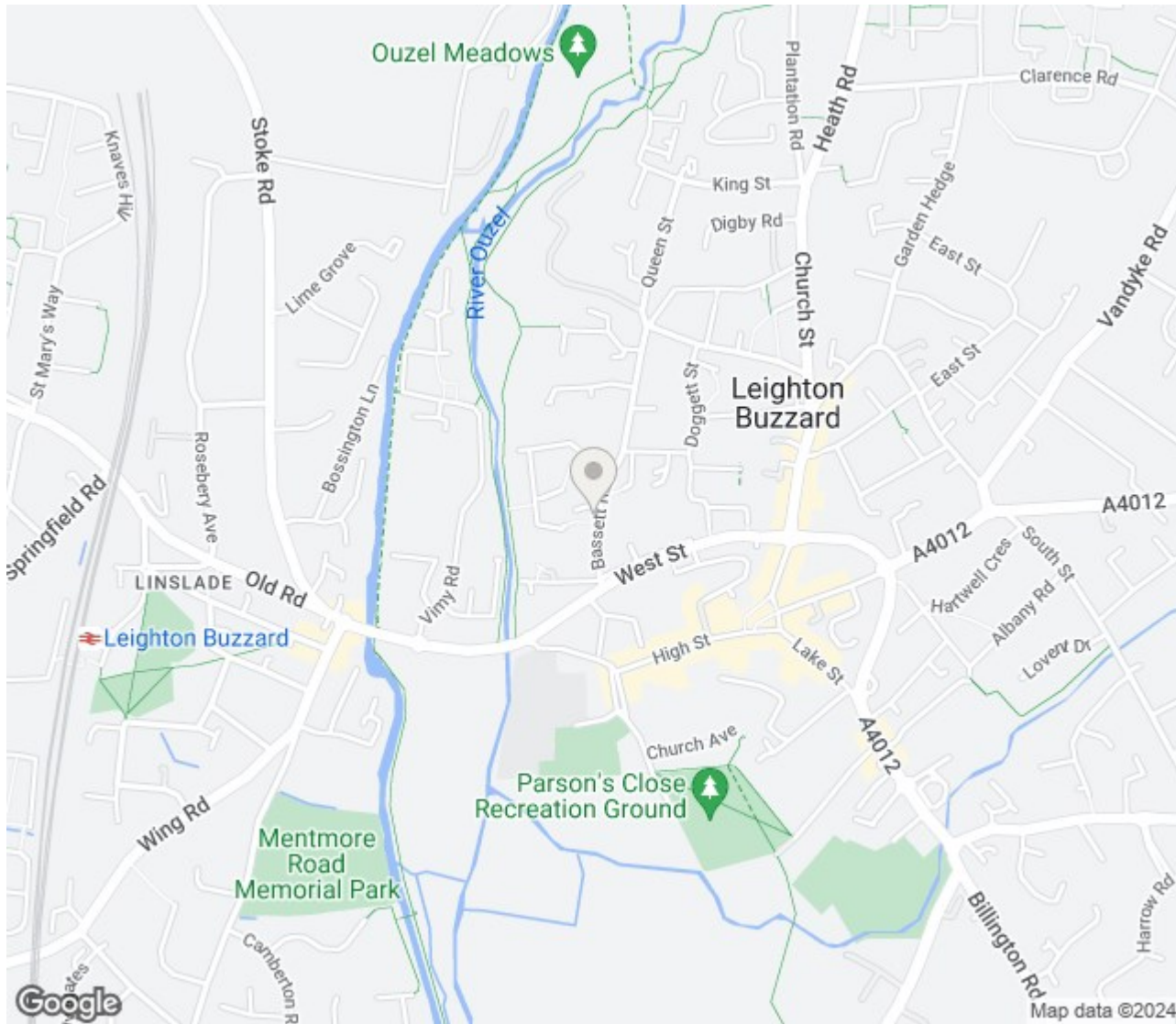


TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Thinking of Selling?

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.

