



Churchill Road, Leighton Buzzard

LU7 3ED

£300,000



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HUNTERS[®]

HERE TO GET *you* THERE

Churchill Road, Leighton Buzzard

DESCRIPTION

Hunters are delighted to market this great opportunity to purchase this three bedroom semi-detached family home in need of modernisation and offering scope to extend (STPP). The property further benefits from NO ONWARD CHAIN.

The property briefly comprises; entrance hall, lounge, dining room, kitchen, W.C. and utility room. Upstairs there are three bedrooms and a shower room. Externally this property benefits from an enclosed south facing rear garden, garage and driveway parking.

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.





GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



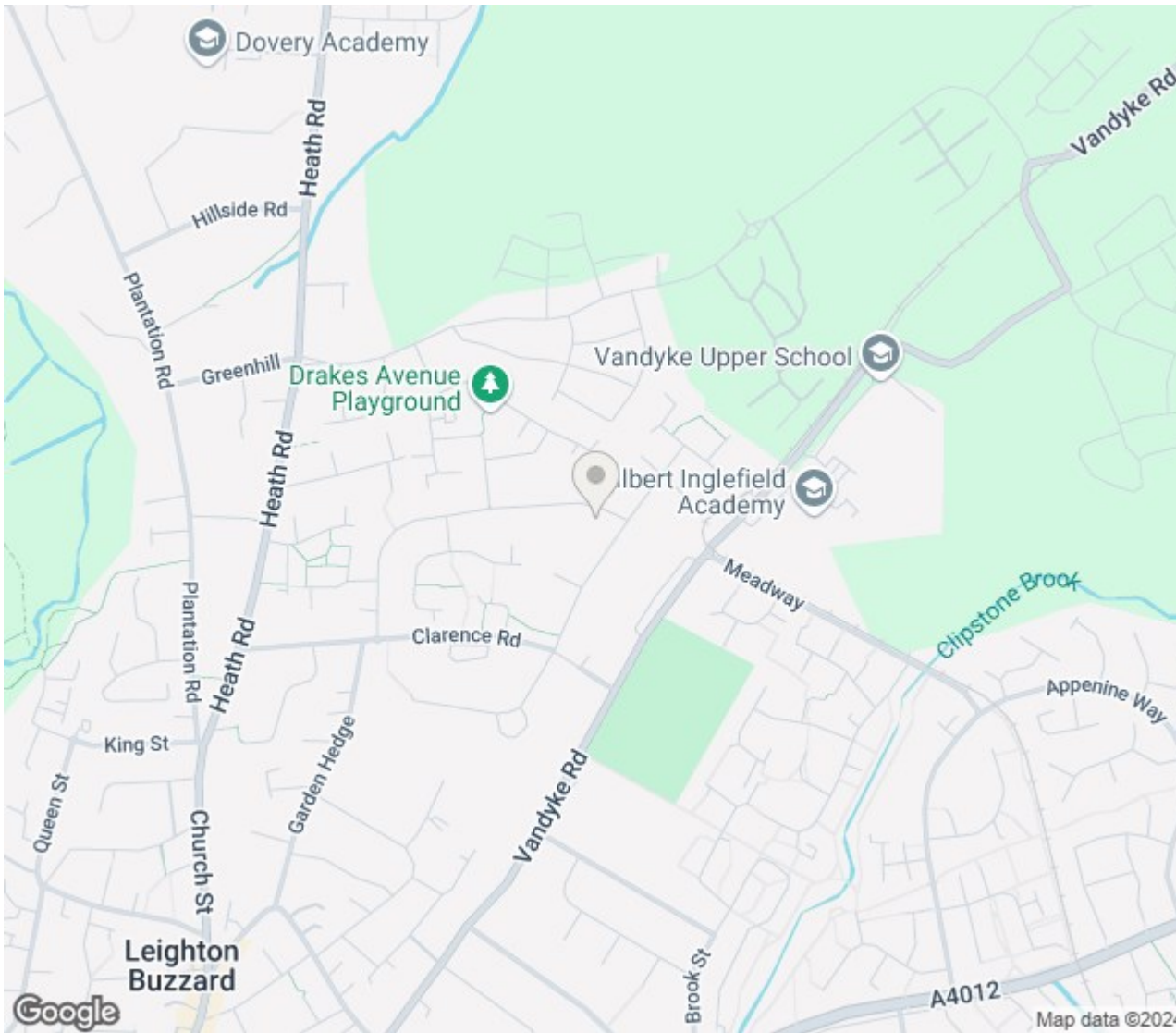
1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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 PERFORMANCE CERTIFICATE

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

