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2 Victoria Terrace, Leedon, Leighton Buzzard, LU7 3LJ

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Guide Price £265,000

- TWO BEDROOM COTTAGE
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR
- NO ONWARD CHAIN
- LOUNGE and DINING ROOM
- ELECTRIC UNDERFLOOR HEATING IN THE KITCHEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- WELL PRESENTED

Welcome to Victoria Terrace, a charming two bedroom cottage located in Leedon, Leighton Buzzard and offered with NO ONWARD CHAIN.

In brief this property comprises; entrance hall, lounge and dining room, kitchen, bathroom and two bedrooms. Externally this property benefits from an enclosed rear garden and OFF ROAD PARKING.

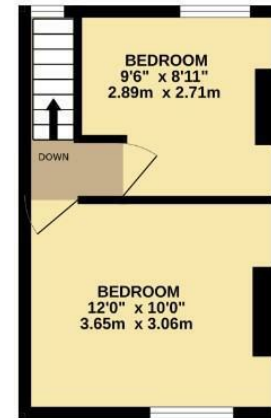
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.

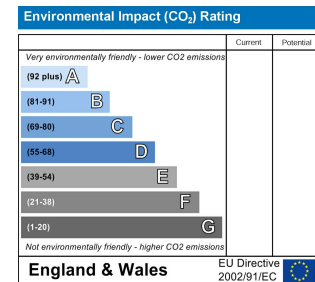
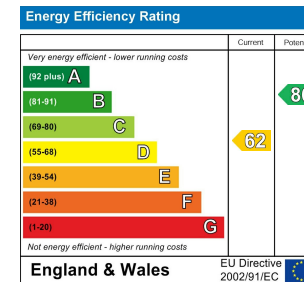


1ST FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 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.
Made with: Neorpx 12/2024.



Entrance Porch

Entry via a part glazed door. Double glazed window to front aspect. Space for a fridge and tumble dryer.

Lounge and Dining Room

Dual aspect double glazed windows. Wood effect flooring and radiator. Stairs rising to first floor.

Kitchen

Double glazed window to side aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Single bowl stainless sink and drainer. Plumbing for a washing machine and dishwasher. Four ring electric hob with an extractor over. Electric oven. Wood effect flooring.

Bathroom

Double glazed window to side aspect. Three piece suite comprising; bathtub with a shower over, W/C and wash hand basin. Tiled flooring and heated towel rail.

Landing

Double glazed window to rear aspect. Fitted carpet and access to the loft.

Bedroom One

Double glazed window to front aspect. Fitted carpet and radiator.

Bedroom Two

Double glazed window to rear aspect. Fitted carpet and radiator. Wall mounted gas combination boiler.

Front

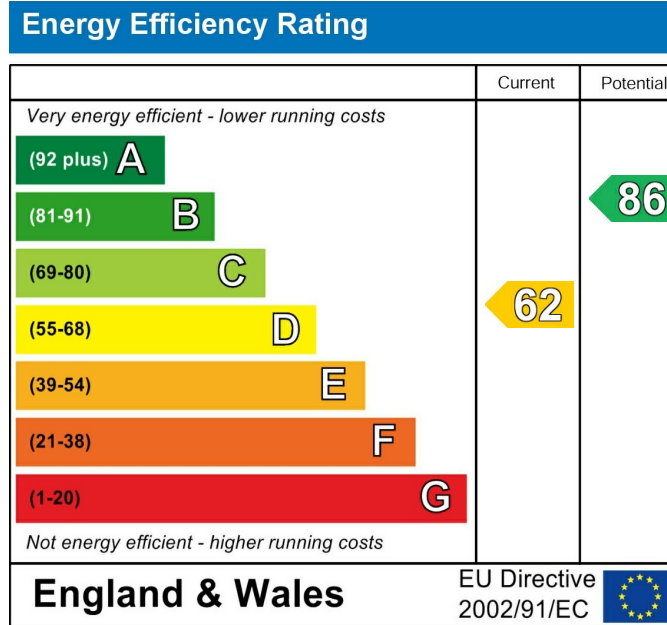
Path leading to the front door.

Parking

Off road parking access via Danes Way.

Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating and gravelled area.



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.





