





£375,000

Situated on the ever popular Castlemead development in Pitstone, this three bedroom end of terrace family home has been well maintained throughout and benefits from allocated parking for two cars. The property comprises of entrance hall, kitchen, lounge/diner, downstairs WC and a family bathroom.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Double glazed window to side aspect, radiator, stairs rising to first floor, built in cupboard housing gas combination boiler.

CLOAKROOM

Low level w.c., pedestal wash hand basin, radiator.

LOUNGE/DINING ROOM

A double aspect room with double glazed window and door to rear aspect, double glazed window to side aspect, two radiators.

KITCHEN

Fitted with a range of storage cupboards at base and eye level with work surface areas over, built in oven and hob with extractor hood over, plumbing and space for a dishwasher, integrated washing machine, fridge and freezer, double glazed window to front aspect.

LANDING

Double glazed window to side aspect, access to loft space, radiator, door to inner cupboard, doors to:

BEDROOM ONE

Double glazed window to rear aspect, radiator.

BEDROOM TWO

Double glazed window to front aspect, radiator.

BEDROOM THREE

Double glazed window to front aspect, radiator.

BATHROOM

A white suite comprising a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level w.c., part tiled walls, radiator, frosted double glazed window to rear aspect.

OUTSIDE

PARKING

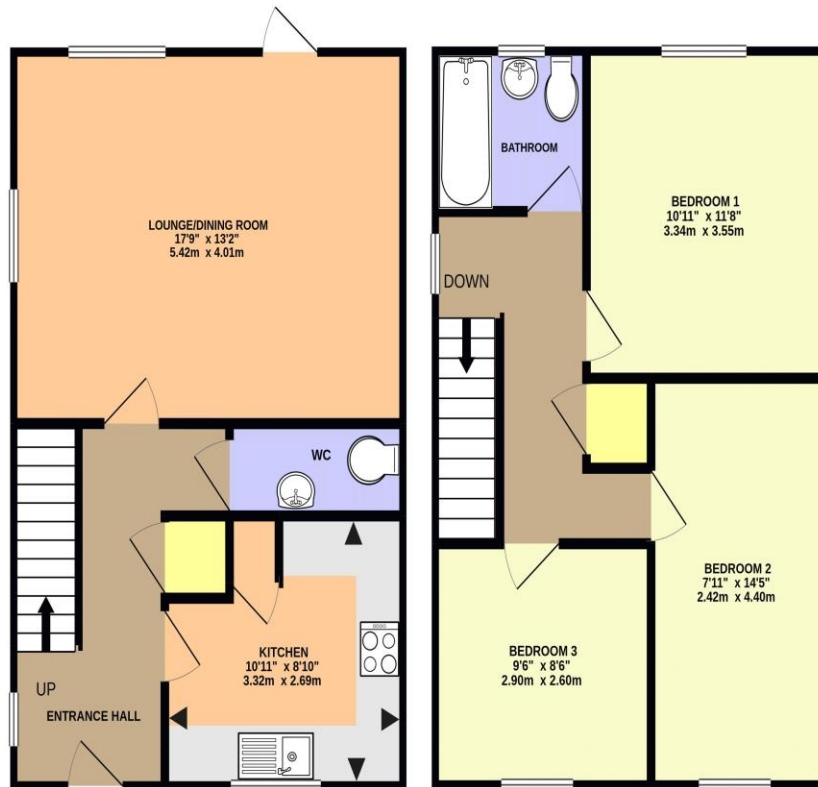
Allocated parking for two cars.

REAR GARDEN

Lawn area with paved patio area, flower and shrub beds, gated rear access.

GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



CAMPBELL LANE, PISTONE LU7 9FT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 925 sq.ft. (85.9 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 (EPC)

15, Campbell Lane
Pistone
LEIGHTON BUZZARD
LU7 9FT

Energy rating

B

Valid until 7 April 2021

Certificate number
0688-6083-6334-8259-6940

Property type
End-terrace house

Total floor area
87 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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