



Soulbury Road
Linslade, Leighton Buzzard, LU7 2RL

£1,050 PCM




WATSONS
LETTING SINCE 1961

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CLOSE TO THE MAINLINE TRAIN STATION - LINSLADE - ROOF TERRACE - Watsons are delighted to offer for let this two bedroom end of terrace character cottage located in the highly sought after area of Linslade and just a short walk to town centre and mainline train station. The accommodation comprises; Entrance porch, open plan lounge and kitchen (with cooker, fridge and freezer), bathroom with separate shower cubicle and two bedrooms. The 2nd smaller bedroom is fitted with a clever study bed allowing it to be used as both a study and a bedroom. It converts quickly and easily from a desk to a bed and back again in just a few seconds without the need to remove any items off the desk nor any of the bedding. Additional benefits include gas central heating, small roof terrace at the rear of the property and a front garden. The property is offered unfurnished and available late April.

EPC Rating - Band D

Council Tax - Band B

Entrance Porch

Lounge Area

12'1 x 11'1 (3.68m x 3.38m)

Kitchen Area

10'0 x 9'1 (3.05m x 2.77m)

Bathroom

9'5 x 5'5 (2.87m x 1.65m)

Bedroom One:

12'1 x 10'2 (3.68m x 3.10m)





Bedroom Two
9'1 x 7'4 (2.77m x 2.24m)
Rear: Roof Terrace
Outside: Front Garden



Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

Floor Plan



Total Area: 532 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Watsons Lettings Office on info@watsonslb.co.uk if you wish to arrange a viewing appointment for this property or require further information.

17 - 21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: info@watsonslb.co.uk Email: 01525 378309 www.watsonslb.co.uk