



9 Woburn Road

Hockliffe, Leighton Buzzard, LU7 9LN

£1,495 PCM



3



1



2



E



WATSONS

LETTING SINCE 1961

9 Woburn Road, Hockliffe, Leighton Buzzard, LU7 9LN

RURAL LOCATION - RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED COTTAGE - VIEWS ACROSS FIELDS FRONT AND REAR - OIL FIRED CENTRAL HEATING - OPEN FIREPLACES - LARGE PARKING AREA - REAR GARDEN - Watsons are delighted to offer for let this recently refurbished three bedroom semi-detached cottage in this rarely available rural location. The property benefits from having a re-fitted kitchen and bathroom suite, and the accommodation comprises: Lounge, dining room, kitchen / breakfast room with oven and hob units, ground floor bathroom, stairs to first floor, three bedrooms, large exterior storage shed, rear garden, and large parking area. Further benefits include double glazing and oil fired central heating. The property is offered Unfurnished, and is available early May.

*** THE PROPERTY IS NOT SUITABLE FOR CHILDREN UNDER 10 YEARS OF AGE DUE TO THE CLOSE PROXIMITY TO THE ROAD, OR PETS DUE TO THE LIVESTOCK KEPT IN THE FIELDS SURROUNDING THE PROPERTY ***

EPC Rating - Band E

Council Tax - Band D



Lounge

13'3 (max) x 10'11
(4.04m (max) x 3.33m)

Dining Room

16'5 (max) x 8'1 (5.00m
(max) x 2.46m)

Kitchen

16'3 x 9'11 (4.95m x
3.02m)

Rear Lobby

Bathroom

Stairs to First Floor

Bedroom One

13'3 (into wardrobes) x
10'0 (4.04m (into
wardrobes) x 3.05m)

Bedroom Two

9'1 x 8'0 (2.77m x
2.44m)

Bedroom Three

9'1 x 8'1 (2.77m x
2.46m)

Rear Storage Shed

Rear Garden

Parking Area



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.

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