



## Sovereign Close

Leighton Buzzard, Bedfordshire, LU7 1FT

**£1,495 PCM**



3



2



1



C

  
**WATSONS**  
LETTING SINCE 1961



## Sovereign Close

Leighton Buzzard, Bedfordshire, LU7  
1FT

SPACIOUS THREE BEDROOM MODERN TOWN HOUSE - CUL-DE-SAC LOCATION - WALKING DISTANCE OF THE TOWN CENTRE - GARAGE PLUS PARKING - ENCLOSED REAR GARDEN - KITCHEN WITH APPLIANCES - Watsons are delighted to offer for let this spacious three double bedroom modern Town House. The property is situated at the end of a quiet cul-de-sac within easy reach of the Town Centre. The accommodation comprises: Entrance hallway, kitchen with appliances, lounge/diner, wc/cloakroom, stairs to first floor, two double bedrooms (one with en-suite shower room), stairs to top floor, double bedroom, bathroom, enclosed rear garden, garage, plus driveway parking for one car. Further benefits include gas central heating and double glazing. The property is offered Unfurnished, and is available mid May. \*\*\* FILE PHOTOGRAPHS USED FOR MARKETING \*\*\*

EPC Rating - Band C

Council Tax - Band D

**Entrance Hallway:**

**WC/ Cloakroom:**

**Kitchen:**

9'4 x 8'8 (2.84m x 2.64m)

**Lounge/Diner:**

16'0 x 12'5 (4.88m x 3.78m)

**Bedroom One:**

12'8 x 12'5(max) (3.86m x 3.78m(max))

**Ensuite/ Shower Room:**





**Bedroom Two:**  
12'4 x 9'4 (3.76m x 2.84m)

**Bedroom Three:**  
12'5 x 8'7 (3.78m x 2.62m)

**Bathroom:**

**Rear Garden:**

**Garage:**

**Driveway:**

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: 1018 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Watsons Lettings Office on [info@watsonslb.co.uk](mailto: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](mailto:info@watsonslb.co.uk) Email: 01525 378309 [www.watsonslb.co.uk](http://www.watsonslb.co.uk)