



Connells

High Street
Wing Leighton Buzzard

High Street Wing Leighton Buzzard LU7 0NR

for sale fixed price
£225,000



Property Description

This property is truly a bargain in our eyes! It has been immaculately presented by the current owner and is offered with NO UPPER CHAIN.

Upon entering the property, you come through the airy lounge, to a kitchen/diner. Stairs rising from the kitchen to an unusually large landing for a property of this style. The bathroom and two generous sized bedrooms are off this landing.

Outside you have a courtyard garden with access via gates under the property. The access is not wide enough for a modern vehicle but if you have motorbikes, this is the perfect space to keep them secure!

Lounge

11' 4" x 9' 8" (3.45m x 2.95m)
Double glazed front door. Double glazed window. Radiator. Laminate flooring.

Kitchen

14' 1" max at end x 9' 3" (4.29m max at end x 2.82m)
Double glazed window. Fitted kitchen with base units. work surfaces with tiled splashback. Space for freestanding electric cooker. Plumbing for washing machine. Radiator. Stainless steel sink and drainer. Tiled flooring.

Landing

Double glazed window. Airing cupboard housing Worcester boiler. Carpeted flooring.

Bedroom One

11' 6" max x 9' 9" (3.51m max x 2.97m)
Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

8' 1" x 6' 6" (2.46m x 1.98m)
Double glazed window. Radiator. Carpeted flooring.



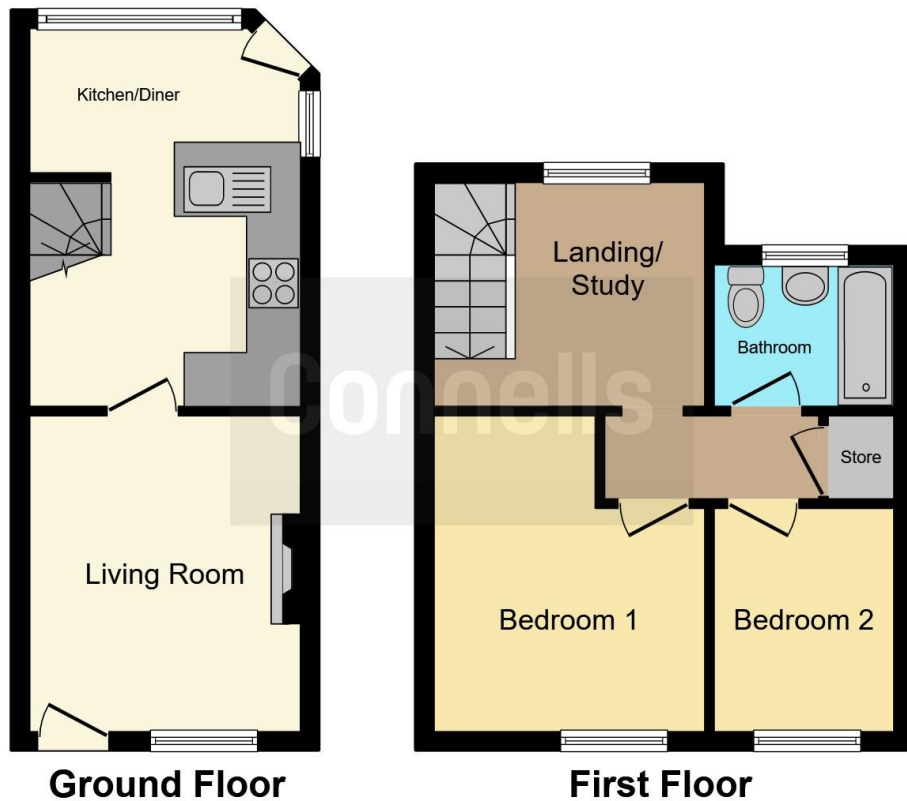
Bathroom

Double glazed window. Bath with electric shower over. Radiator. WC. Wash hand basin. Fully tiled walls. Vinyl flooring.

Rear Garden

Gated access from front .6ft 10" max. Block paved. Gravel area. Wooden panelled fencing to borders.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

view this property online connells.co.uk/Property/LBC310743

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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