



**Connells**

Church Street  
Leighton Buzzard





### Property Description

Step into this immaculate Two-bedroom Victorian Home, ideally situated in close proximity to both the town centre and the train station. With direct links to London, Euston, a swift commute to the heart of the city takes under 30 minutes, making it a commuter's dream.

The property comprises of a lounge, kitchen, bathroom and two bedrooms. The current owner has refurbished the property through out since purchasing 9 years ago with all new windows and doors, a new combi boiler, refitted kitchen and bathroom.

Call Connells to book your viewing

### Inner Lobby

Boiler cupboard. Laminate flooring.

### Lounge

12' x 10' 4" ( 3.66m x 3.15m )  
Double glazed window. UPVC double glazed door. Brick fire place. Radiator. Wooden flooring.

### Kitchen

9' 6" x 7' 4" ( 2.90m x 2.24m )  
Double glazed window. Fitted kitchen with wall and base units. Electric oven. Electric hob with cooker hood over. Work surfaces with tiled splashback. Radiator. Under stairs storage. Space for fridge. Laminate flooring.

### Bedroom One

12' 1" x 10' 5" ( 3.68m x 3.17m )  
Double glazed window. Radiator. Fitted wardrobe. Loft access. Carpeted flooring.

### Bedroom Two

9' 6" x 7' 5" ( 2.90m x 2.26m )  
Double glazed window. Fitted wardrobe. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Wash hand basin. WC. Heated towel rail. Shower cubicle. Tiled flooring.

## Rear Garden

Low maintenance. Artificial grass. Paved patio area. Gated side access. Enclosed with wooden panelled fencing.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LBC310827](http://connells.co.uk/Property/LBC310827)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC310827 - 0007