



Connells

Augustus Road
Hockliffe Leighton Buzzard

Augustus Road Hockliffe Leighton Buzzard LU7 9NS

for sale
£165,000



Property Description

This well-presented ground-floor maisonette is located in a village location, with countryside close by. The property benefits from a private parking area, providing off-road space for two cars. Inside, the property boasts LPG gas to radiator heating and double-glazed windows, ensuring comfort throughout the year.

The kitchen and bathroom have both been upgraded, offering modern and stylish fittings. Laminate flooring runs throughout the property, giving it a contemporary and easy-to-maintain feel.

There is no upper chain, making the buying process straightforward and hassle-free. The village setting combined with modern upgrades make this maisonette an ideal choice for those seeking a first time home with excellent transport links to Milton Keynes, Dunstable and easy links to junction 11a M1.

Entrance

UPVC double glazed door into lounge.

Living Room

9' 8" extending to 14' 9" x 12' 10" (2.95m extending to 4.50m x 3.91m)
Window to front. Archway to kitchen.
Laminate floor. Radiator.

Kitchen

6' 1" x 5' 11" (1.85m x 1.80m)
Fitted with a range of wall mounted and floor standing units with work surfaces over. Plumbing for washing machine. Space for fridge freezer. Point for cooker. UPVC double glazed window to side. Wall mounted central heating boiler.

Inner Lobby

Storage cupboard. Understairs storage cupboard. Door to bedroom. Door to bathroom.

Bathroom

White three-piece suite comprising of low level WC. Wash hand basin set into vanity unit. Panel enclosed bath with shower over. Porthole window.

Bedroom

9' 2" x 9' 5" (2.79m x 2.87m)
UPVC double glazed window to rear.
Radiator. Laminate flooring.

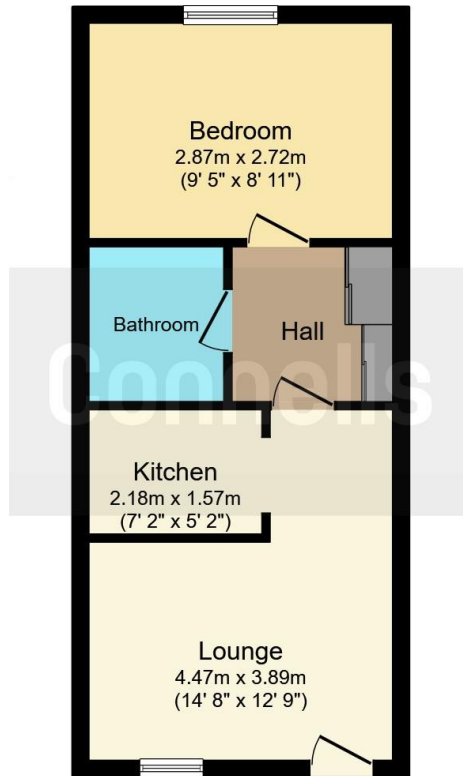
Front Garden

Shingle area with steps and pathway to front door.

Parking

2 allocated parking spaces.





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

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

view this property online connells.co.uk/Property/LBC309220

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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