



Dudley Street, Leighton Buzzard, LU7 1SE

welcome to

Dudley Street, Leighton Buzzard

A CHARACTER property which would make a great INVESTMENT OPPORTUNITY in the heart of Leighton buzzard, close to local shops and amenity's with a large garden with plenty of potential to put in a summer house.

Entrance Hall

Glazed door to the front, coir matting, laminate flooring and stairs to the first floor. Door to the dining room.

Dining Room

13' max x 9' 10" (3.96m max x 3.00m)
Under-stairs storage cupboard, laminate flooring, radiator and window to the rear. Steps to the kitchen.

Lounge

11' 11" x 10' 11" excluding bay (3.63m x 3.33m excluding bay)
Brick open fireplace with tiled hearth and grate, radiator and double glazed 'bay' window to the front.

Kitchen

8' 5" max x 6' 9" (2.57m max x 2.06m)
Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, electric cooker and gas hob. Space for a dishwasher. Ideal gas boiler, laminate flooring and radiator. Double glazed windows to the rear and side, door leading to the outside.

Lobby

5' 4" x 3' 4" (1.63m x 1.02m)
Space for a washing machine and tumble dryer, laminate flooring and window to the side. Door to the bathroom.

Bathroom

Partially tiled with pedestal wash hand basin, Wc and panelled bath with mixer taps and shower attachment. Radiator and obscured window to the side.

First Floor Landing

Stairs from the ground floor and doors to both bedrooms.

Bedroom One

14' 6" x 11' (4.42m x 3.35m)
Built-in storage cupboard, two radiators and loft access. Two windows to the front.

Bedroom Two

12' x 9' 11" (3.66m x 3.02m)
Radiator and window to the rear. Door with steps down into the third bedroom.

Bedroom Three

8' 6" x 6' 9" (2.59m x 2.06m)
Radiator and window to the rear.

Outside Front Garden

Enclosed by a brick wall, gated with path leading to the front door.

Rear Garden

Enclosed garden with gated right of way access to the neighbour's property. Stepping stone pathway leading to the garden with grassed area and brick barbecue area.



Ground Floor

First Floor

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



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Dudley Street,
Leighton Buzzard

- INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITY'S
- CHARACTER PROPERTY
- LARGE GARDEN
- POTENTIAL TO EXTENT (STPP)

Tenure: Freehold EPC Rating: D

£320,000



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Property Ref:
LBZ108585 - 0004

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