



Vandyke Road, Leighton Buzzard, LU7 3HA

welcome to

Vandyke Road, Leighton Buzzard

TWO bedroom. CHARACTER cottage offered with NO UPPER CHAIN within walking distance of both the town centre and local schooling. Offered as a blank canvas the property creates an ideal opportunity for improvement and future added value!

Lounge / Diner

16' 5" x 13' 10" (5.00m x 4.22m)

Upvc door to the front, stairs to the first floor, space for a dining table, radiator and double glazed bay window to the front.

Kitchen

11' 10" x 7' 5" (3.61m x 2.26m)

A mix of wall and base units with work surface over, sink with drainer and space for a cooker. Spaces for a washing machine and fridge/freezer. Radiator, extractor fan and double glazed window to the rear. Leads through to the bathroom and separate WC.

Bathroom

Fully tiled with pedestal wash hand basin and panelled bath with mixer tap and shower over. Radiator and extractor fan.

Separate Wc

Wall mounted wash hand basin and low level WC.

First Floor

Landing

Stairs from the ground floor, Cupboard housing the boiler and storage plus loft access.

Bedroom One

16' 9" x 8' 8" (5.11m x 2.64m)

Radiator and double glazed window to the front.

Bedroom Two

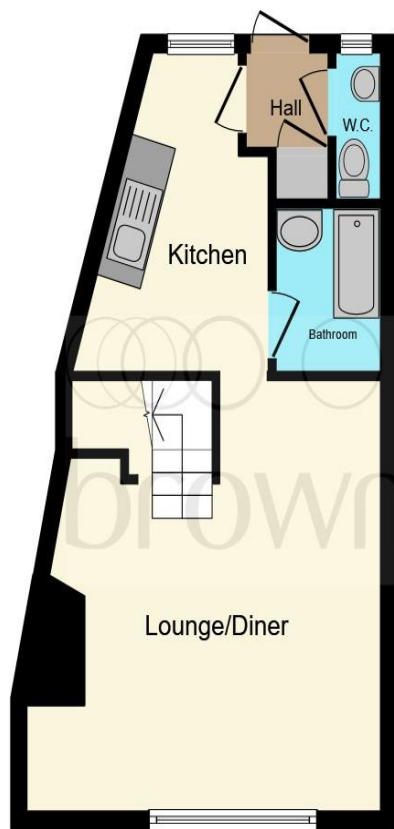
7' 5" x 6' 10" (2.26m x 2.08m)

Radiator and double glazed window to the rear.

Outside

Rear Garden

Gravelled garden enclosed by panel fencing with gated access.



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



welcome to
Vandyke Road,
Leighton Buzzard

- COUNCIL TAX BANDING B
- TWO BEDROOM CHARACTER COTTAGE
- NO ONWARD CHAIN
- COURTYARD GARDEN
- WALKABLE TO LOCAL SCHOOLING AND TOWN CENTRE

Tenure: Freehold EPC Rating: D

£200,000



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Property Ref:
LBZ108766 - 0004

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