



Hockliffe Street, Leighton Buzzard, LU7 1EZ

welcome to

Hockliffe Street, Leighton Buzzard

TWO-bedroom cottage located within walking distance of the TOWN CENTRE. With modern and stylish interior, excellent living space, and enclosed REAR GARDEN, this lovely home would make an ideal FIRST TIME buy or INVESTMENT property!

Lounge / Diner

18' 8" x 11' 11" (5.69m x 3.63m)

Double-glazed door to the front, built in storage housing the boiler and fuse box, stylish slate tiled floor, log burner and under floor heating. Double-glazed window to the front.

Kitchen

11' 10" x 4' 11" (3.61m x 1.50m)

Fitted kitchen with a mix of wall and base units with work surface over, stainless steel sink with mixer taps, electric oven and induction hob with chimney style extractor over. Spaces for a dishwasher, washing machine and fridge/freezer. Under floor heating and double-glazed window to the rear. Double-glazed doors leading out to the garden.

Shower Room

Fully tiled with pedestal wash hand basin with mixer tap, low level WC and shower cubicle. Heated towel rail.

First Floor

Landing

Stairs from the ground floor and access to a boarded and insulated loft.

Bedroom One

10' 9" x 10' 1" (3.28m x 3.07m)

Feature fireplace, radiator and double-glazed window to the front.

Bedroom Two

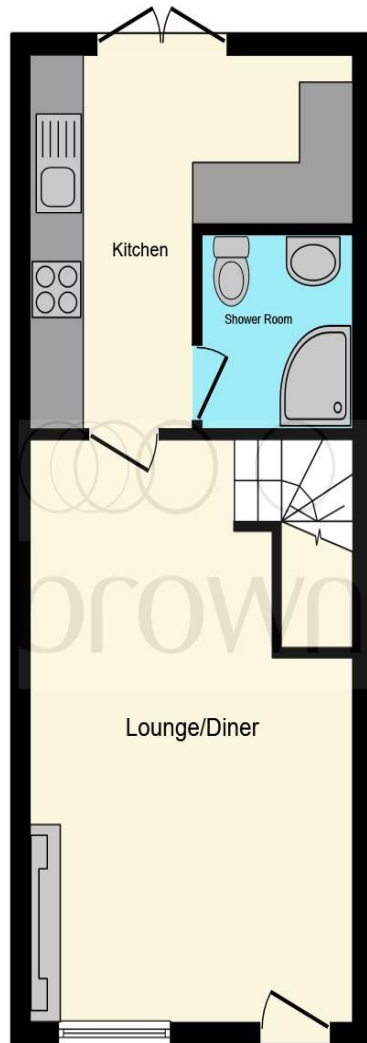
9' 1" x 7' 11" (2.77m x 2.41m)

Radiator and double-glazed window to the rear.

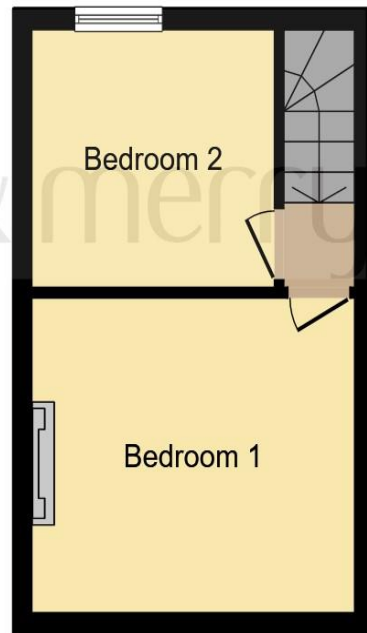
Outside

Rear Garden

Fully enclosed garden, which is mainly laid to lawn with raised beds, small shed and a decked area with pagoda and built in barbecue.



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
Hockliffe Street,
Leighton Buzzard

- COUNCIL TAX BAND B
- TWO BEDROOM COTTAGE
- SUPERB INTERNAL CONDITION
- REFITTED KITCHEN
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

offers over
£265,000



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Property Ref:
LBZ108781 - 0006

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