



Corbet Ride, Linslade, Leighton Buzzard, LU7 2SJ

welcome to

Corbet Ride, Linslade, Leighton Buzzard

A charming two-bedroom terraced bungalow with modern open plan living and a delightful garden. Local amenities are close by with easy access route in and out of the town centre and approximately an 11-minute walk to the Mainline train station. The perfect blend of comfort and convenience.

Entrance Hall

Upvc door with obscured window to the front, loft access and radiator.

Lounge / Diner

21' 2" x 13' 5" (6.45m x 4.09m)

Electric fireplace, two radiators and double-glazed window to the rear. Double-glazed sliding Patio doors leading out to the garden.

Kitchen

9' 3" x 5' 6" (2.82m x 1.68m)

Fitted kitchen with a mix of wall and base units with work surface over, stainless steel sink with drainer, electric oven and gas hob. Space for a washing machine and fridge/freezer. Central heating boiler.

Bedroom One

11' 6" x 9' 4" (3.51m x 2.84m)

Radiator and double-glazed window to the front.

Bedroom Two

11' 7" x 7' 10" (3.53m x 2.39m)

Radiator and double-glazed window to the front.

Bathroom

Partially tiled with pedestal wash hand basin with mixer tap, low-level WC and double, walk-in shower with handles. Mirror vanity unit and heated towel rail.

Outside

Rear Garden

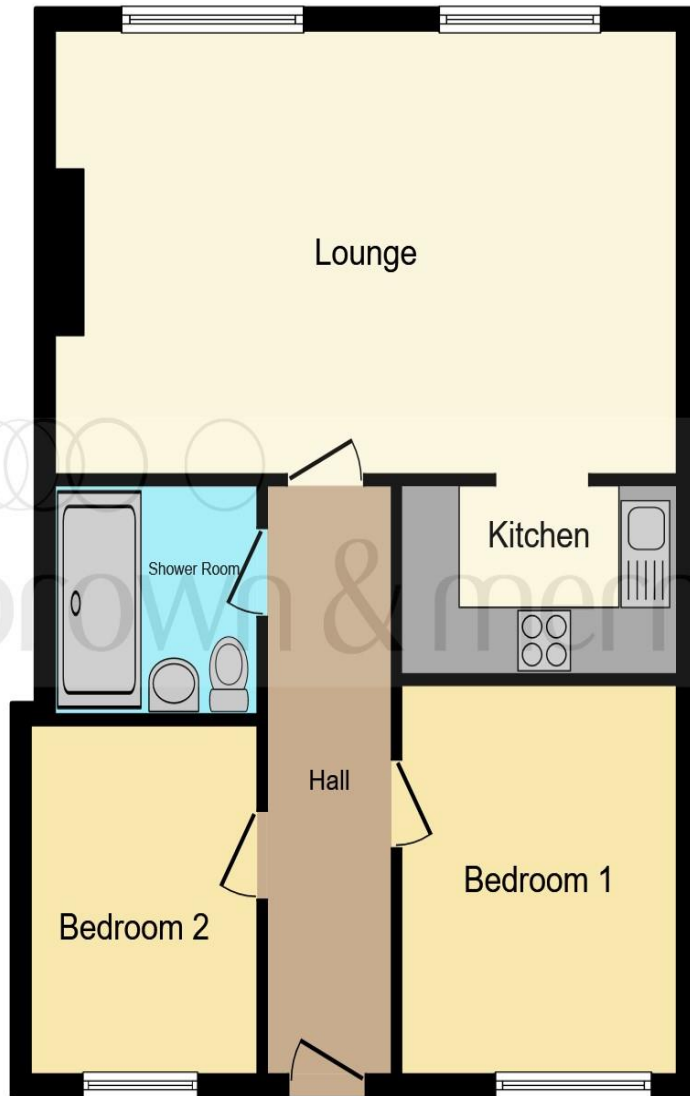
A split-level garden with brick steps down from the lounge to a lawn area with a small pond. Enclosed by panel fencing.

Parking

A double brick paved driveway providing off-road parking for two cars.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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
Corbet Ride,
Linslade, Leighton Buzzard

- CLOSE TO MAINLINE TRAIN STATION
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- LOW MAINTENANCE GARDEN WITH SMALL POND
- CLOSE TO LOCAL SCHOOLS

Tenure: Freehold EPC Rating: Awaited

£295,000



view this property online [brownandmerry.co.uk/Property/LBZ108981](https://www.brownandmerry.co.uk/Property/LBZ108981)



Property Ref:
LBZ108981 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)