



**Tern Drive, Leighton Buzzard LU7 4BZ**

**welcome to**

## **Tern Drive, Leighton Buzzard**

Must be seen! TWO-BEDROOM coach house overlooking ASTRAL LAKE with open plan LOUNGE/ DINING AREA, separate KITCHEN and family BATHROOM. Outside is a CAR PORT and an ELECTRIC CAR CHARGING POINT. Perfect for First Time Buyers!

### **Ground Floor Entrance**

Double-glazed door to the front, wood flooring and radiator. Stairs to the first floor.

### **Entrance Hall**

Stairs from the ground floor, two cupboards (one housing the combi boiler), carpet and radiator. Doors to the lounge/diner, both bedrooms and the bathroom.

### **Lounge / Diner**

TV point, laminate flooring, two radiators and two double-glazed windows to the front. Door to the kitchen.

### **Kitchen**

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 oven (four months old), gas hob with extractor fan over. Space for a washing machine and fridge/freezer. Pantry/cupboard, laminate flooring, radiator and double-glazed window to the rear.

### **Bedroom One**

Carpet, radiator and double-glazed window to the front.

### **Bedroom Two**

Carpet, radiator and double-glazed window to the rear.

### **Bathroom**

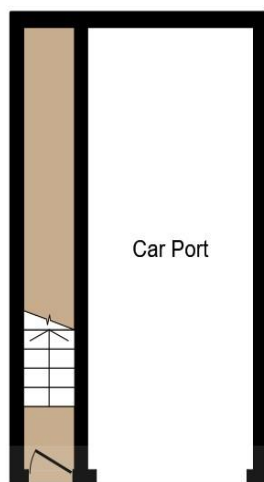
Partially tiled with wash hand basin with separate hot and cold taps, WC and panelled bath with shower over and a glass screen. Laminate flooring, radiator and double-glazed obscured window to the rear.

### **Outside Parking**

A carport with EV charging point and light.

### **Agents Note**

We have been advised that this property is leasehold but have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.



**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](http://www.focalagent.com)





**welcome to**  
**Tern Drive,**  
**Leighton Buzzard**

- TWO BEDROOMS
- OPEN PLAN LOUNGE/ DINING AREA
- CAR PORT WITH ELECTRIC VEHICLE CHARGING POINT
- VIEWS OVER ASTRAL LAKE
- PERFECT FOR FIRST TIME BUYERS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£225,000**



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Property Ref:  
LBZ109082 - 0003

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.

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