



Bishop Close, Leighton Buzzard, LU7 4ST

welcome to

Bishop Close, Leighton Buzzard

Situated on the popular BILLINGTON PARK DEVELOPMENT and within GOOD SCHOOL CATCHMENTS is this WELL PRESENTED, TERRACED family home. Benefits include: kitchen/diner, lounge, EN-SUITE shower room and bathroom, together with ENCLOSED rear GARDEN and OFF ROAD parking.

Entrance Hall

Single-glazed panel door to the front, stairs to the first floor and radiator. Door to the lounge.

Lounge

14' 10" x 10' 4" (4.52m x 3.15m)

2 radiators and double-glazed window to the front.

Kitchen / Diner

13' 4" x 8' 7" (4.06m x 2.62m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric fan oven and gas hob with extractor fan over. Washing machine, dishwasher and a fridge/freezer. Space for a dining table and chairs. Double-glazed window to the rear and double-glazed doors leading out to the garden.

First Floor

Landing

Stairs from the ground floor and a storage cupboard.

Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m)

Built-in wardrobe with hanging rail and storage, radiator and double-glazed window to the front.

En-Suite

Fully tiled with a pedestal wash hand basin, low-level WC and a shower cubicle with rain-head shower and mixer tap. Radiator and double-glazed obscured window to the front.

Bedroom Two

9' 10" x 7' 1" (3.00m x 2.16m)

Built-in storage cupboard, radiator and double-glazed window to the rear.

Bathroom

Fully tiled with pedestal wash hand basin, low-level WC and bath with mixer tap and shower over.

Radiator and double-glazed obscured window to the rear.

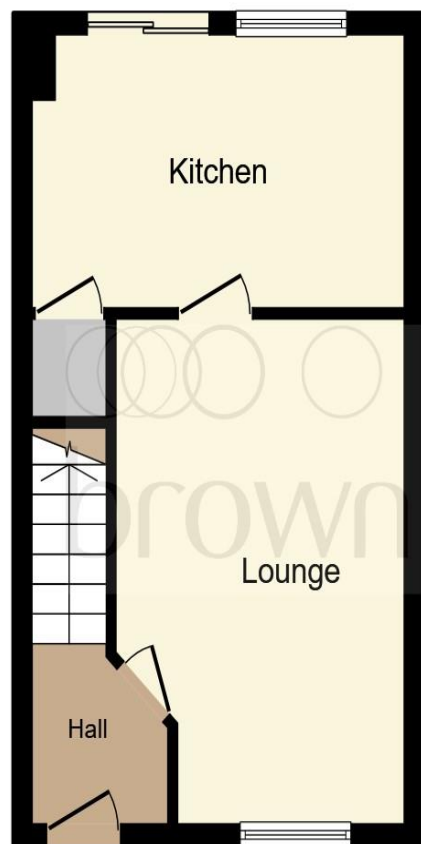
Outside

Rear Garden

Split level garden with a small lawn area and a patio area.

Parking

2 parking spaces to the rear.



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
Bishop Close,
Leighton Buzzard

- TWO BEDROOM MODERN TERRACE
- BILLINGTON PARK LOCATION
- EN-SUITE TO MASTER
- TWO ALLOCATED PARKING SPACES
- KITCHEN/DINER TO REAR

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£300,000



view this property online [brownandmerry.co.uk/Property/LBZ109222](https://www.brownandmerry.co.uk/Property/LBZ109222)



Property Ref:
LBZ109222 - 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.

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)