



**Dulverton Court, Bideford Green, Linslade,  
Leighton Buzzard, LU7 2UG**

**welcome to**

## **Dulverton Court, Bideford Green, Linslade, Leighton Buzzard**

Ideal for FIRST TIME BUYERS! perfect starter home with excellent local schools, amenities and walking distance to mainline station this is a must-see property! Boasting bright and airy accommodation a private balcony, refitted bathroom and allocated parking this property is not to be missed!

### **Lounge/Diner**

14' 11" x 13' 1" ( 4.55m x 3.99m )

Electric heater, space for a dining table and chairs, double-glazed window and door leading out to the balcony.

### **Kitchen**

9' 11" x 6' 5" ( 3.02m x 1.96m )

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap, electric oven and electric hob with extractor fan over. Space for a washing machine/dishwasher and a fridge/freezer. Double-glazed window to the rear.

### **Bedroom One**

12' 7" x 10' 10" ( 3.84m x 3.30m )

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

### **Bedroom Two**

9' 9" x 7' 9" ( 2.97m x 2.36m )

Built-in wardrobe with hanging rail and storage, electric heater and double-glazed window to the rear.

### **Bathroom**

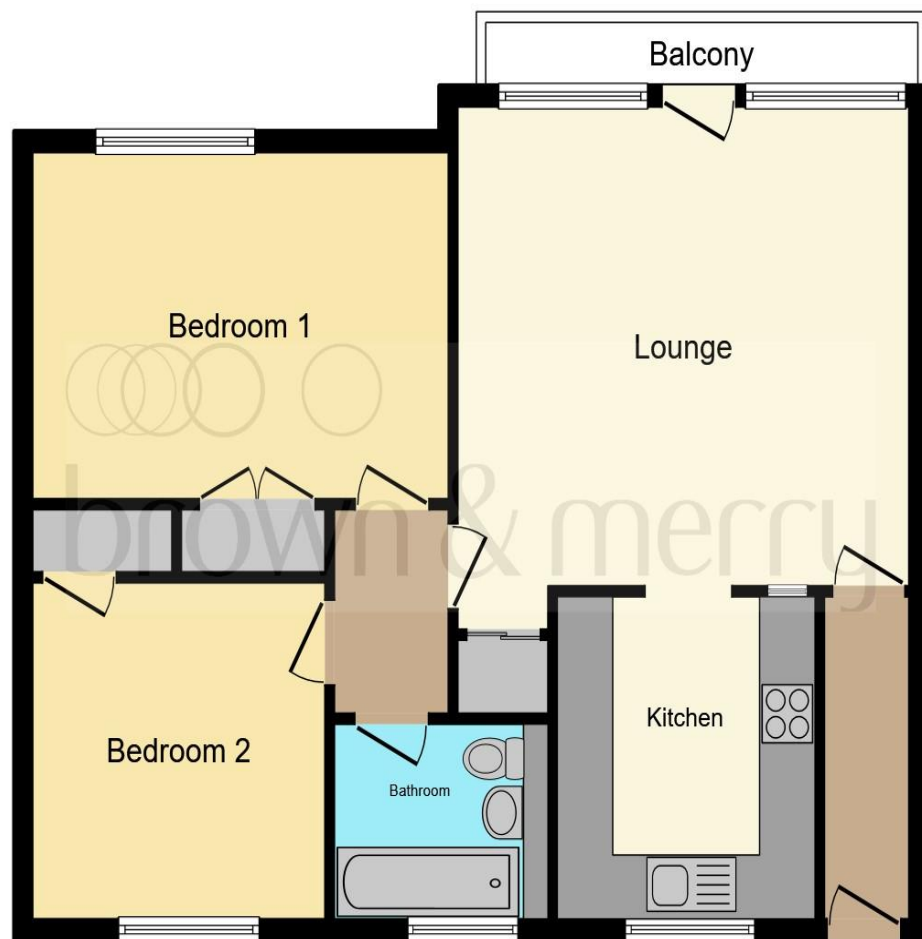
Partially tiled with wash hand basin with mixer tap and low-level WC with integral flush set in a vanity unit and a bath with shower over. Cupboard housing the emersion heater and a wall mounted electric heater. Double-glazed obscured window to the rear.

### **Outside**

### **Parking**

Allocated parking space.





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**

**Dulverton Court, Bideford Green,  
Linslade, Leighton Buzzard**

- FIRST TIME BUY/BUY TO LET
- WALKING DISTANCE TO MAINLINE STATION
- GREAT LOCAL SCHOOLS AND AMENITIES
- PRIVATE BALCONY
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 910.00

Ground Rent: 178.00

This is a Leasehold property with details as follows; Term of Lease 180 years from 29 Sep 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



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Property Ref:  
LBZ109236 - 0008

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**brown & merry**



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