



**Regent Street, Leighton Buzzard, LU7 3JZ**

**welcome to**

## **Regent Street, Leighton Buzzard**

FIRST TIME BUYERS! Come see this two double bedroom property, where contemporary living meets characterful charm. Open plan living, plus a cellar it's your space to create. Great location with commuting routes to the station& town centre. A must see!

### **Lounge / Diner**

25' 1" into bay x 11' ( 7.65m into bay x 3.35m )

Double-glazed door to the front, stairs to the first floor and radiator. Double-glazed bay window to the front and double-glazed French door to the rear.

### **Outside**

#### **Rear Garden**

Mainly laid to lawn with a patio area, outside tap and storage shed. Gated side access.

### **Kitchen**

9' 1" x 6' 1" ( 2.77m x 1.85m )

Fitted kitchen with a mix of wall and base unit with work surface over, stainless steel sink with drainer, electric oven and gas hob. Space for a slimline dishwasher, washing machine and fridge/freezer. Heated towel rail and double-glazed window to the side.

### **Cellar**

10' 7" x 10' 1" ( 3.23m x 3.07m )

Power, light, electric heater and radiator.

### **First Floor**

#### **Landing**

Stairs from the ground floor and doors to both bedrooms.

### **Bedroom One**

11' 1" x 10' 10" ( 3.38m x 3.30m )

Fitted wardrobe and double-glazed window to the front.

### **Bedroom Two**

11' x 9' 11" ( 3.35m x 3.02m )

Fitted wardrobe and double-glazed window to the rear. Door to:

### **Bathroom**

Partially tiled with a wash hand basin, low-level WC and bath with mixer tap. Radiator and double-glazed obscured window 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](http://www.focalagent.com)





**welcome to**  
**Regent Street,**  
**Leighton Buzzard**

- GREAT CENTRAL LOCATION FOR AMENITIES
- PERFECT FIRST TIME BUY
- OPEN-PLAN LIVING SPACE
- CELLAR TO CREATE YOUR OWN ROOM STYLE
- GOOD SIZE PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price  
**£290,000**



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Property Ref:  
LBZ109281 - 0004

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