



**Heath Road, Leighton Buzzard, LU7 3AB**

**welcome to**

## **Heath Road, Leighton Buzzard**

Perfectly placed on Heath Road, this TWO-bedroom, MID-TERRACE property is the hidden gem of Leighton Buzzard. With local schools and amenities close by, two double bedrooms and potential off-street parking this is a first-time buyers dream! Call to book your viewing!

### **Lounge / Diner**

22' 6" max x 12' 2" max ( 6.86m max x 3.71m max )

Door to the front, stairs to the first floor, under stairs storage cupboard, blocked fireplace and 2 radiators. Space for a dining table and chairs. Double-glazed window to the front.

### **Kitchen**

11' max x 7' 2" max ( 3.35m max x 2.18m max )

Fitted with a mix of wall and base units with work surface over, stainless steel sink with drainer and space for a cooker. Space for a washing machine, a dishwasher and a fridge/freezer. Double-glazed window to the rear and Upvc door to the rear.

### **Bathroom**

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a handheld shower over. Double-glazed obscured window to the rear.

### **First Floor Landing**

Stairs from the ground floor and doors to both bedrooms.

### **Bedroom One**

12' 4" max x 9' 1" max ( 3.76m max x 2.77m max )

Overstairs cupboard housing the boiler and water tank, radiator and double-glazed window to the rear.

### **Bedroom Two**

12' 2" x 9' 9" ( 3.71m x 2.97m )

Radiator and double-glazed window to the front.

### **Outside**

#### **Rear Garden**

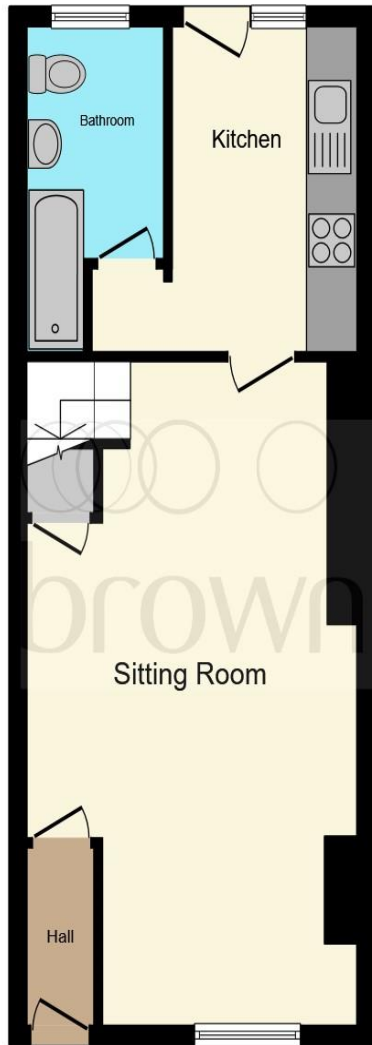
Mainly laid to lawn with a raised patio area.

#### **Parking**

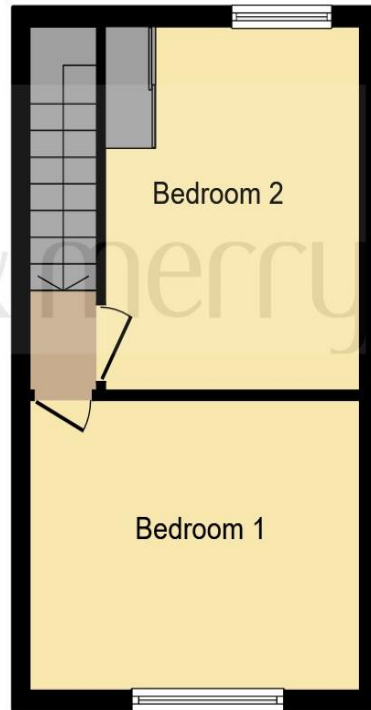
There is potential off-road parking in the garden to the rear of the property.

#### **Agent Notes**

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



**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**  
**Heath Road,**  
**Leighton Buzzard**

- NO ONWARD CHAIN
- POTENTIAL OFF-STREET PARKING
- CLOSE TO SCHOOLS AND AMENITIES
- EASY COMMUTING ROUTES TO MILTON KEYNES AND SURROUNDING AREAS
- TWO DOUBLE BEDROOMS

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

**£265,000**



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Property Ref:  
LBZ109424 - 0015

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