



**Vimy Road, Leighton Buzzard, LU7 1FQ**

**welcome to**

## **Vimy Road, Leighton Buzzard**

A fantastic opportunity to purchase this two-bedroom, mid-terrace home, ideally located close to local amenities, the train station and Leighton Buzzard high street. In need of some updating, its the perfect chance for buyers to add value and create a home finished to their own taste.

### **Entrance Hall**

Door to the front and stairs to the first floor. Door to the lounge.

### **Lounge**

13' 11" max x 11' 5" max ( 4.24m max x 3.48m max )  
Under stairs storage, radiator and double-glazed window to the front.

### **Kitchen / Diner**

14' 7" max x 9' 2" max ( 4.45m max x 2.79m max )  
Fitted with a mix of wall and base units with work surface over, sink with drainer and space for a cooker. Space for a washing machine and dishwasher. Radiator and extractor fan. Space for a small dining table and chairs. 2 double-glazed windows to the rear and a double-glazed Upvc door with a cat flap leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor.

### **Bedroom One**

12' 10" x 11' 5" ( 3.91m x 3.48m )  
Built-in wardrobe, radiator and double-glazed window to the front.

### **Bedroom Two**

14' 5" max x 7' 8" ( 4.39m max x 2.34m )  
Radiator and 2 double-glazed windows to the rear.

### **Bathroom**

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with mixer tap and shower over. Heated towel rail and extractor fan.

### **Outside**

#### **Rear Garden**

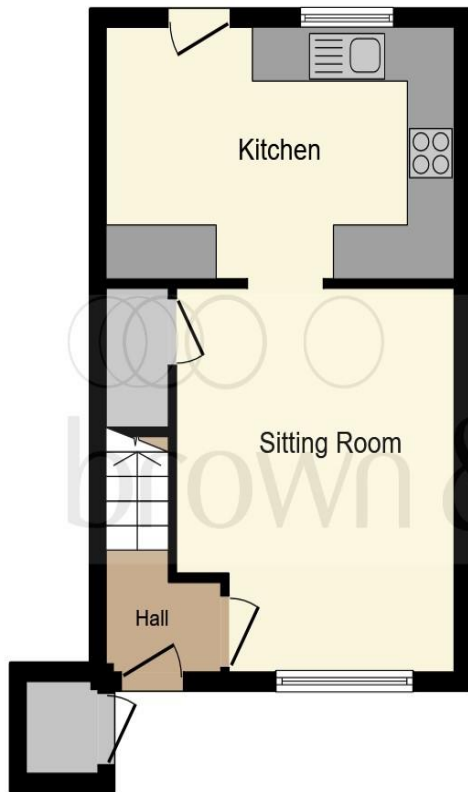
Enclosed by panel fencing the garden is laid to lawn with a slab patio.

### **Agents Note**

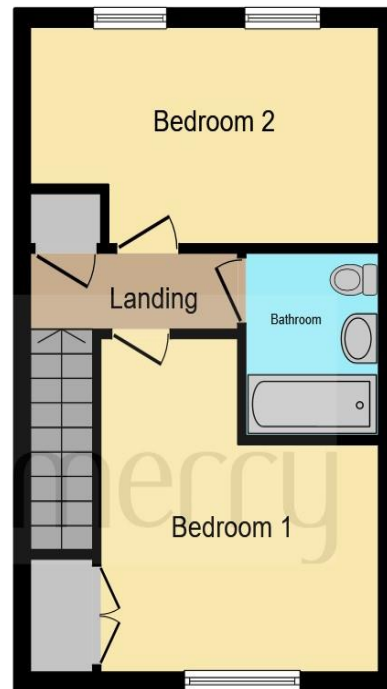
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We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating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

- CLOSE TO LOCAL AMENITIES
- SHORT WALK TO MAINLINE TRAIN STATION
- EASY ACCESS TO THE TOWN CENTRE
- TWO DOUBLE BEDROOMS
- OFF-STREET PARKING

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

**£250,000**



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Property Ref:  
LBZ109318 - 0008

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