



**Dudley Street, Leighton Buzzard, LU7 1SE**

**welcome to**

## **Dudley Street, Leighton Buzzard**

Two-bedroom, end-of-terrace home with a spacious kitchen/diner, modern bathroom, and a versatile basement office. Featuring on-street parking and a low-maintenance garden. A must-see property.

### **Lounge**

Upvc door to the front, log burner and radiator.  
Double-glazed window to the front.

### **Kitchen/Dining/Breakfast Room**

Fitted with a mix of wall and base units with work surface over, sink with drainer electric oven and gas hob with extractor fan over. Space for a slimline dishwasher and a washing machine, Integrated fridge/freezer. Breakfast bar and built-in storage. Feature fireplace, radiator and space for a dining table and chairs. Stairs leading down to the Cellar. Double-glazed window to the rear and double-glazed door leading out to the garden.

### **Cellar**

Radiator and a double-glazed window light tunnel.

### **First Floor**

#### **Landing**

Stairs from the ground floor and doors to both bedrooms.

#### **Bedroom One**

Feature fireplace, built-in cupboard with loft access and radiator. Double-glazed window to the front.

#### **Bedroom Two**

Radiator and double-glazed window to the rear.

### **Bathroom**

Wash hand basin set in a vanity unit, low-level WC and bath with shower over. Heated towel rail.

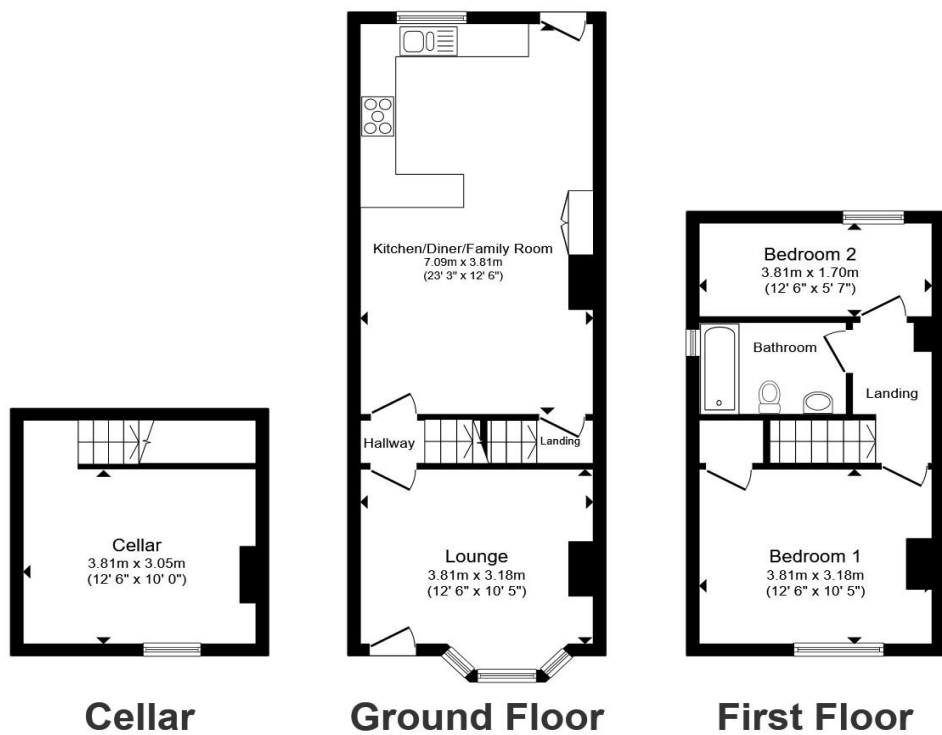
### **Outside**

#### **Rear Garden**

Low maintenance, split level garden with a patio area and sleeper edging. Gated side access.

### **Agents Note**

There is an easement on the title. Please enquire with the branch.



Total floor area 91.1 m<sup>2</sup> (980 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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**welcome to**  
**Dudley Street,**  
**Leighton Buzzard**

- CLOSE TO LOCAL AMENITIES AND TOWN CENTRE
- ON-STREET PARKING
- ADDITIONAL BASEMENT RECEPTION ROOM
- LARGE KITCHEN/DINER
- CHARACTER FEATURES

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

guide price  
**£325,000**



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Property Ref:  
LBZ109513 - 0006

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