



Heath Road

, Leighton Buzzard, LU7 3AX

Price **£200,000**



QUARTERS

YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this two bedroom end of terrace home located on the prestigious Heath Road, situated within walking distance of the town centre. The property is in need of renovation throughout, with accommodation comprising: Lounge, dining room, kitchen, two bedrooms and a shower room. Additional benefits include an external WC with a lean-to outbuilding attached. Viewing is highly recommended.

Location:

Heath Road remains one of Leighton Buzzard's most popular locations, providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is within walking distance, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.4 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





Ground Floor:

Enter via a glazed front door into the lounge. There is a sash window to the front aspect and a fireplace which could house a gas or electric fire plus a built in storage cupboard. A door leads to the dining room which a built in storage cupboard and doors to the stairwell and kitchen. The kitchen is fitted with a range of wall and base level units with spaces for appliances.



First Floor:

The landing houses an airing cupboard plus further built in storage cupboard, and access is provided to the bedrooms, shower room and loft space. The master bedroom is a good sized double room with a sash window to the front aspect. To the rear is a generous single bedroom with dual aspect sash windows and built in wardrobe. Both rooms are adjacent to the family shower room, which is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and shower cubicle.



Outside:

The front garden features a path leading to the front door with mature shrubbery either side, and there is a low wall to the front. At the rear there is a path leading to an exterior WC and further lean-to outbuilding. There are rights of way to allow access to the street.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 745 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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