



Church Street
, Leighton Buzzard, LU7 1BP

Price £230,000



QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this two bedroom terraced house located within a short walk of the Town Centre. The property is presented to the market in good order with accommodation comprising: Lounge with feature fireplace, kitchen, rear lobby, bathroom, two bedrooms. To the rear of the property is a wrap around courtyard garden with side gated access. Additional benefits include gas central heating and double glazing. Viewing is highly recommended.

Location:

The centrally located Church Street boasts a variety of period dwellings and a range of local businesses, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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 the front door into the welcoming lounge, a further door leads into the kitchen with a fireplace sits in the heart of the room. A range of furniture can easily be arranged in the room. The spacious kitchen has a range of base and wall line units with plentiful worktop space. There is a cupboard nearly under the stairs which provides additional storage and a dining room table can be arranged. A further door leads to the lobby which provides access to the bathroom. The bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

First Floor:

The landing provides access to both bedrooms. The master bedroom sits to the front aspect and is a generous size for a range of furniture. There is two fitted cupboards which provide additional storage. A further bright and airy bedroom sits to the rear with a cupboard housing the boiler going over the stairs.

Outside:

To the rear is a paved low maintenance courtyard garden providing plentiful outside space, there is a side gate which can provide a great place to store bins and outdoor furniture.

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: 496 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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