



Victoria Terrace

, Leighton Buzzard, LU7 3LJ

Offers In Excess Of £270,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this two bedroom terraced period home situated in a set-back position off Hockliffe Road, and within walking distance of local shops and amenities. The property is presented to the market in excellent order having been improved by the current owners, and provides accommodation comprising: 18ft lounge/dining room, refitted kitchen, lobby, refitted bathroom and two bedrooms. Additional benefits include new double glazed windows and doors (replaced in 2022), gas heating, new electrical consumer unit (2022), open fireplace and landscaped rear garden with potential to create off-street parking (STTP). Viewing is highly recommended.

EPC D

Location:

Victoria Terrace is a secluded and rarely available spot off the popular residential location of Hockliffe Road, which boasts a terrace of period properties with a wealth of character, 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. This location 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.





Layout:

Enter via a composite front door into the spacious lounge/diner which is fitted with wood effect flooring. There is plenty of space to fit furniture in a variety of configurations, with an open fireplace providing a focal point and character. Double glazed sash windows to dual aspects bring plenty of light into the room, and a door leads into the kitchen. The kitchen has been refitted with a modern range of wall and base level units. There is a ceramic kitchen sink and integrated over and four ring gas hob, plus spaces for a washing machine, dishwasher and fridge freezer. A door leads into the lobby, which provides access to the bathroom and rear garden, plus there is a built-in storage cupboard which houses the central heating boiler. The bathroom has been refitted with a three piece suite comprising of a low level WC, vanity wash hand basin p-shaped bath with shower over. The stairs arrive at the first floor landing where there is access to the loft space and doors to both bedrooms. Across the front of the property is a generous double bedroom with plenty of space for a variety of bedroom furniture to suit all needs. The second bedroom faces the rear aspect, and is a good sized single bedroom.

Outside:

To the front of the property is a lawn area with path leading to the front door. There is also gated access to the rear. The rear garden has been landscaped to provide paved and decked patio areas with a neat lawn enclosed by panel fencing. A timber shed sits to one corner, and double width gates at the rear open into the adjacent road, giving potential for off street parking, if desired.



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: 573 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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