



Heath Road
, Leighton Buzzard, LU7 3AB

Price **£200,000**



QUARTERS
YOUR NEXT MOVE

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Presented to the market for sale with no upper chain this two bedroom maisonette, in need of modernisation located on this highly sought after road and walking distance to the Town Centre. The property provides accommodation comprising: Open plan lounge/kitchen/dining room, two bedrooms and a first floor bathroom. Additional benefits include double glazing, gas heating, car port with parking for one car. 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 the front door into the porch which is an ideal space for coats and shoes. A curtsy door leads to the lounge/diner/kitchen. The generous lounge/kitchen/diner can accommodate a range of furniture. There is a good sized double glazed window which provides a light and airy feel. The kitchen comprises of base and wall line units with integrated white goods. The boiler is located in the kitchen.

First Floor:

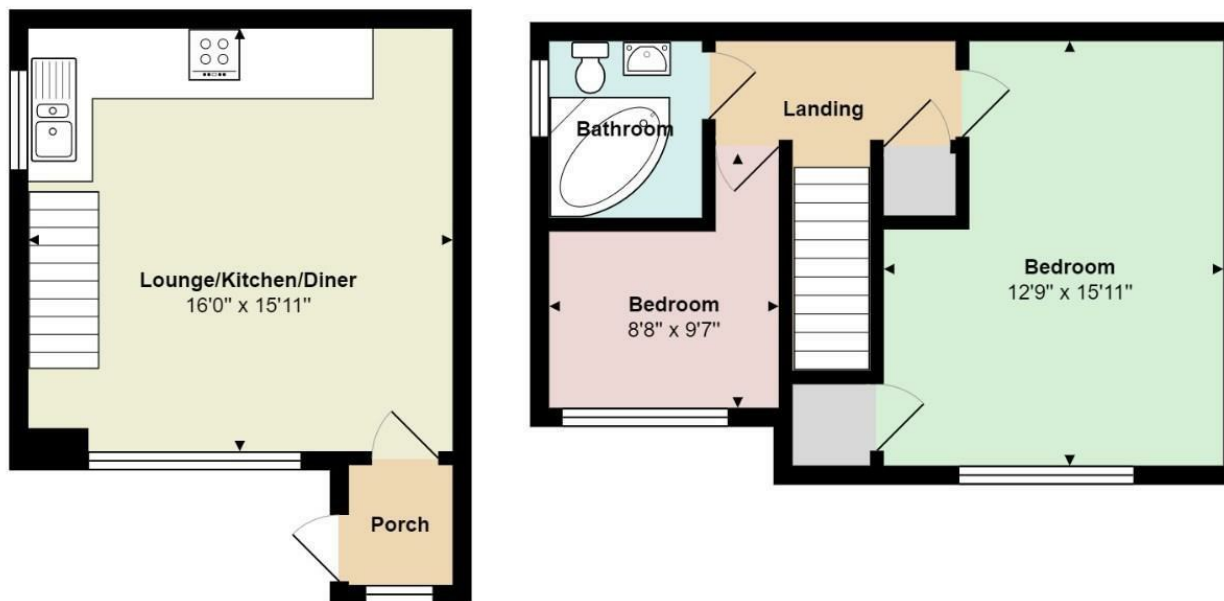
The landing provides access to both bedrooms, bathroom and a roomy storage cupboard. The master is to the front and has the added benefit of a good sized fitted cupboard. A further bedroom would make an excellent single bedroom or study. The family bathroom comprises of a low level WC, vanity hand wash basin and corner bath with shower over. To the front is a paved path with leads from the car port to the front door.

Outside:

To the front is a paved path with leads from the car port to the front door. The car port has parking for one car, there is space at the rear for a small shed or to store bins.

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: 657 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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