



Billington Road
Leighton Buzzard, LU7 4TH

Offers In The Region Of £285,000



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QUARTERS
YOUR NEXT MOVE

Billington Road

Leighton Buzzard, LU7 4TH

Quarters are delighted to offer for sale with no upper chain this recently refurbished detached two double bedroom home located within walking distance of the market town centre of Leighton Buzzard. The property is presented to the market in excellent order with accommodation comprising: 20ft lounge/diner, refurbished kitchen, lobby, refitted bathroom and two double bedrooms. Additional benefits include double glazing, gas heating driveway parking and generous south-westerly facing rear garden. Viewing is highly recommended.

Location:

Billington Road remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. Within a short walk the town centre provides a range of shops, restaurants and bars, as well as the regular market. 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. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.





Ground Floor:

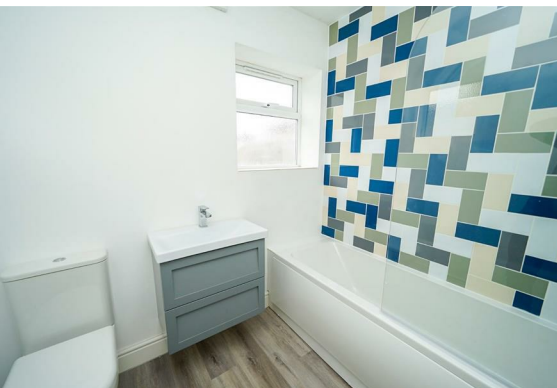
Enter via a double glazed door into the 20ft x 12ft lounge/diner. There are two double glazed windows to the side aspect bringing in plenty of light, and this is also a feature fireplace and stairs to the first floor. The room could be configured to suit needs, with plenty of room for a dining table and desk space, as well as living room furniture. The ground floor has been re-laid with vinyl flooring throughout. Off the lounge is a refurbished kitchen which is on excellent order. There are a range of wall and base level units, integrated oven and gas hob plus space for a range of further kitchen appliances. A door then leads to the rear lobby, with a door to the side, built in storage cupboard, and a further door into the well proportioned bathroom, which has been refitted with a low level WC, vanity wash hand basin and panel bath with shower over.

First Floor:

At the top of the stairs are doors to each of the bedrooms. To the front is a good sized master bedroom with two double glazed windows making for a bright and airy room. To the rear the second bedroom includes an airing cupboard plus loft access.

Outside:

A paved driveway leads from the road along to a gated parking area at the rear. Beyond this there is a private garden which has been recently relaid to new turf.



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: 669 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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