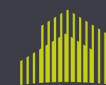




Weston Avenue

Leighton Buzzard, LU7 4JT

Price £89,995



QUARTERS
YOUR NEXT MOVE

Weston Avenue

Leighton Buzzard, LU7 4JT

We are delighted to offer for sale with no upper chain this bright and spacious two bedroom park home, ideally situated in an exclusive community, adjacent to green open spaces and residential allotments. The property is presented to the market in need of modernising and offers accommodation comprising: Entrance hall, kitchen/diner, generous lounge, two bedrooms and a family bathroom. Additional benefits include double glazing, driveway parking for multiple cars, gas heating and low maintenance rear garden. Viewing is highly recommended to appreciate the space and setting of this property.

Location:

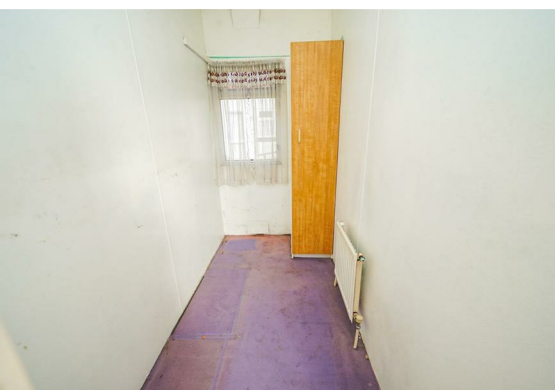
The Vyne is a private road with a close knit over-55's community and comprising of well proportioned park homes. It is a quiet spot close to a nearby park, whilst remaining close to the historic market town centre. The property is well situated for access to road transport links, with the nearby by-pass 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. 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.





Layout:

Enter via the door into a spacious hallway which provides access to the kitchen/diner, both bedrooms and family bathroom. The main bedroom is to the rear which has plenty of space for an array of furnishings, there is also double fitted wardrobes which provide excellent storage. The family bathroom is centrally located and comprises of a low level WC, vanity hand wash basin and panel bath with shower over. A single bedroom benefits from a fitted cupboard with a good sized window allowing for an abundance of light. The kitchen/diner is a good size with dual aspect windows which allows plenty of light to come in. There is an excellent range of base and wall line units and ample work surface. The airing cupboard which houses the water tank is positioned in the corner with further shelving. The lounge is to the front with dual windows providing panoramic views. It has a cosy feel and due to its good size, a range of furniture can easily be set up to suit all needs. There is a further courtesy door which can provide access onto the driveway.

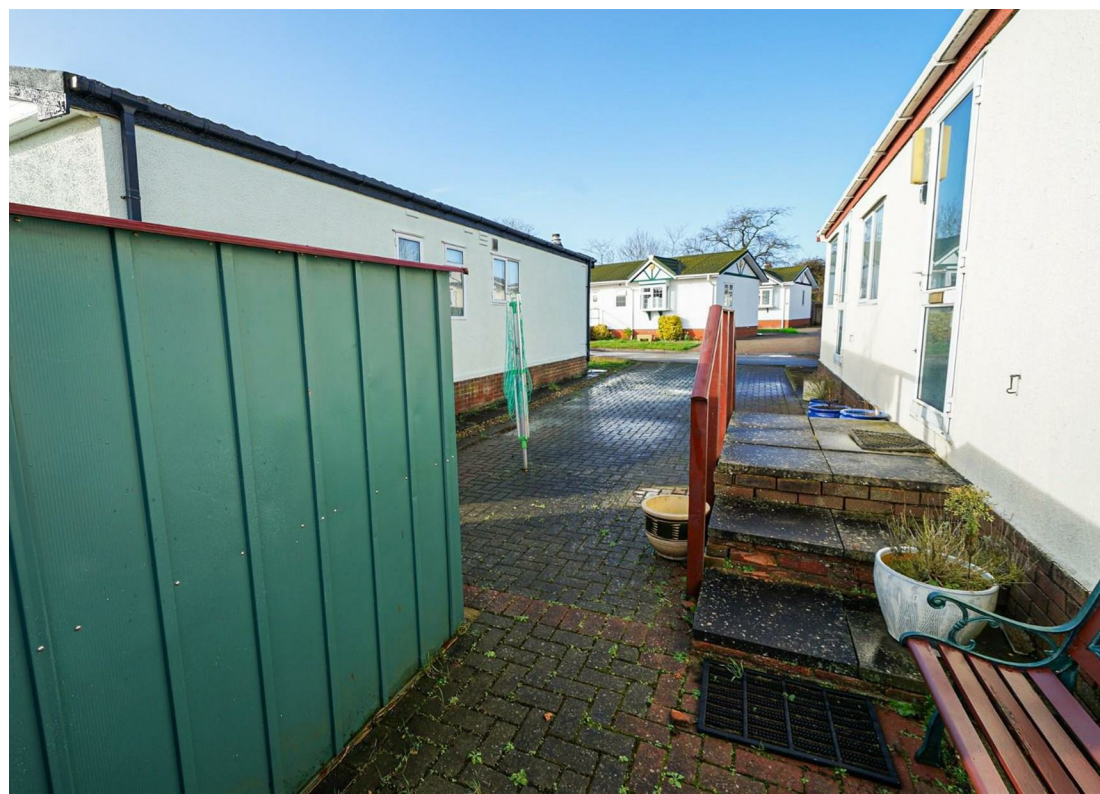


Outside:

There is a driveway to the front for multiple cars with a storage shed to the rear. To the rear of the property is a private low maintenance garden which provides excellent outdoor space for relaxing.

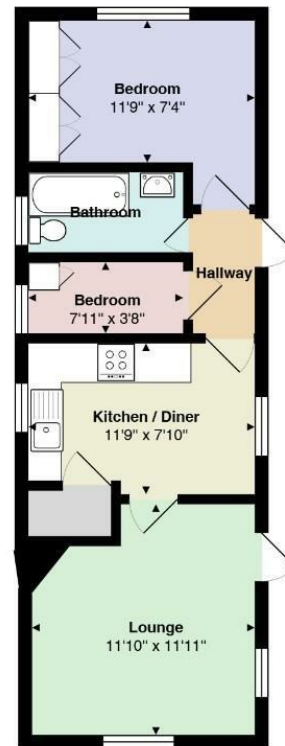
Agency Note:

There is a monthly site charge of £236 pcm which includes water and sewerage. For details on the site lease with MacFarlane Homes please contact the agent.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 430 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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