



George Street

Leighton Buzzard, LU7 3JX

Price £275,000



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QUARTERS

YOUR NEXT MOVE

George Street

Leighton Buzzard, LU7 3JX

We are delighted to offer for sale with no upper chain this two bedroom period home located walking distance to the Town Centre. The property is presented to the market in good order with accommodation comprising: Lounge/dining room, kitchen, bathroom and two double bedrooms. Additional benefits include double glazing, gas central heating and mature rear garden. Viewing is highly recommended.

Location:

George Street sits just outside the market town centre of Leighton Buzzard, providing a range of family homes with a wealth of character. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.2 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 a spacious lounge/diner. There is a bay window which allows an ambiance of light to flow through, which makes a great space for relaxing. A feature fireplace makes a nice addition with a storage cupboard nicely centred. There are stairs to the first floor and a door to the kitchen. The good sized kitchen has a range of wall and base line units with an integrated oven and space for white goods. There are further doors which lead to the rear garden and inner lobby. Within the inner lobby is a good sized cupboard which houses the boiler. There is a further door to the bathroom which completes the downstairs. The bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over. There is built in shelving for storage and towels

First Floor:

The landing provides access to both bedrooms. The master bedroom is to the front and fitted wardrobes and drawers create the perfect storage. There is ample room for bedroom furniture to suit all needs. A further bedroom is to the rear, with views of the rear garden can be enjoyed. There is a good sized storage cupboard and a further cupboard, with both going over the stairs.

Outside:

A wall surrounds the paved path which leads to the front door. The rear garden is mostly laid to lawn with two paved patio areas. There is mature shrubbery borders, with a good sized shed to the rear. A gate leads to the alleyway which provides access for 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: 634 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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