



Dove Tree Road
Leighton Buzzard, LU7 3UP

Price **£145,000**



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this one bedroom ground floor maisonette located in the mature residential setting, with a range of local conveniences within walking distance. The property requires modernisation throughout with accommodation comprising: Entrance hall, kitchen, lounge/dining room, bedroom and bathroom. Additional benefits include low service charges, gas heating, shared rear garden and a garage. Viewing is highly recommended.

Entrance Hall:

Enter via double glazed front door. Single panel radiator. Airing cupboard. Built-in storage cupboard. Doors to all rooms.

Kitchen:

Double glazed window to front aspect. Single panel radiator. Fitted kitchen comprising: Stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Space for washing machine, fridge freezer and cooker. Tiling to water sensitive areas.

Lounge/Diner:

Double glazed doors to garden. Double panel radiator. Television point.

Bedroom:

Double glazed window to rear aspect. Single panel radiator. Television point.

Bathroom:

Double glazed window to front aspect. Chrome heated towel rail. Fitted suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas.



Outside:

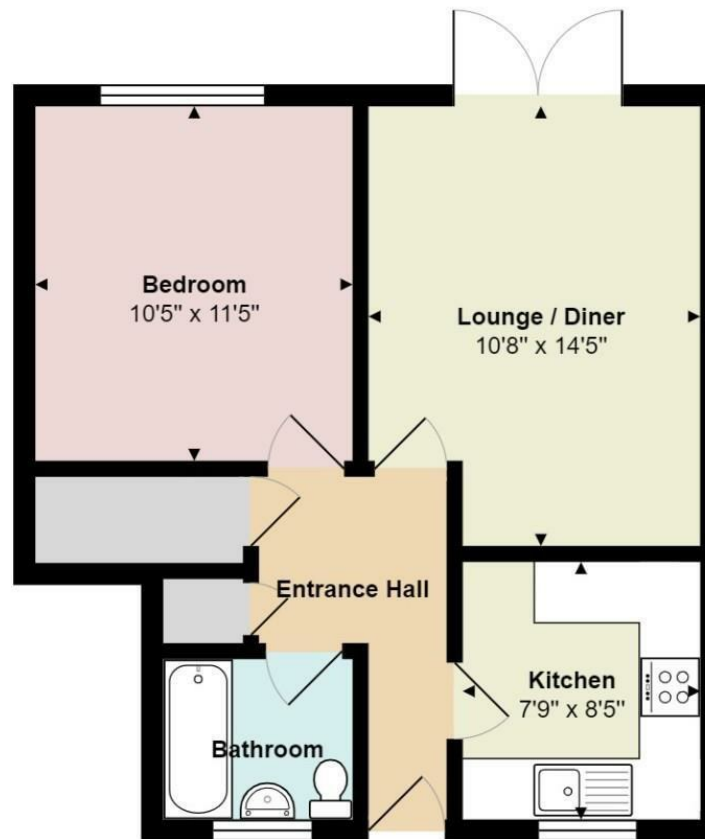
Shared rear garden paid mainly to gravel and enclosed by panel fencing.

Agents Note:

The vendor advises that there is a ground rent of £74 p.a. A service charge of £90 p.a. also applies. Buildings insurance contribution is required, variable annually.

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



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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