

Connells

Meadow Way
Leighton Buzzard

Meadow Way
Leighton Buzzard LU7 3XP

for sale
£250,000







Property Description

Introducing a three-bedroom mid-terrace home with great potential, awaiting your personal touch. This residence, situated in East Leighton Buzzard, offers a wonderful opportunity for those seeking a project to transform into their dream home.

Upon entering, you'll find a spacious living area, perfect for family gatherings or relaxing evenings. The kitchen, though in need of some renovations, provides an open canvas for your culinary creativity. Beyond the kitchen, the courtyard-style garden beckons, promising an outdoor space for al fresco dining.

Upstairs, three bedrooms await, offering space for a growing family or a dedicated home office. With some updates, these rooms can be tailored to your specific needs.

Embrace the opportunity to revitalise this home and craft it to your taste, creating a cosy haven. Don't miss your chance to make this mid-terrace gem your own.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Lounge

16' 2" x 15' 7" (4.93m x 4.75m)
Radiator. Laminate flooring.

Kitchen

15' 7" x 11' 6" (4.75m x 3.51m)
Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Radiator. Stainless steel sink and drainer. Space for fridge freezer. Space for electric freestanding cooker. Patio door. Laminate flooring.

Landing

Airing cupboard. Laminate flooring.

Bedroom One

12' 7" x 8' 5" plus recess (3.84m x 2.57m plus recess)
Double glazed window. Radiator. Cupboard.

Bedroom Two

11' 6" x 6' 6" (3.51m x 1.98m)
Double glazed window. Radiator. Cupboard. Loft access.

Bedroom Three

9' 8" x 7' (2.95m x 2.13m)
Double glazed window. Radiator. Carpeted flooring.

Separate Wc

Double glazed window. WC.

Bathroom

Double glazed window. Bath with electric shower over. Wash hand basin with tiled splashback. Radiator. Laminate flooring.

Loft Space

Pull down ladder. Boarded.

Outside

Front Garden

Mainly laid to lawn. Pathway to front door. Mature bushes to border.

Rear Garden

Paved. Brick built out building. Mature bushes & brick wall to border. Large shed.







Ground Floor **First Floor**





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/LBC310671

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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