



St. Marys Way, Linslade, Leighton Buzzard, LU7 2RX

welcome to

St. Marys Way, Linslade, Leighton Buzzard

31 St. Mary's Way, Linslade, Leighton Buzzard, Beds, LU7 2RX - We are acting in the sale of the above property and have received an offer of £335,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Entrance Hall

Double-glazed door to the front and double-glazed window to the side. Stairs to the first floor and radiator.

Lounge

Under stairs storage, radiator and double-glazed window to the front. Square archway to the dining room.

Dining Room

Radiator and double-glazed Patio doors leading out to the garden. Square archway to the lounge and a door to the kitchen/breakfast room.

Kitchen

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel double sink, electric oven and electric hob with extractor fan over. Space for a washing machine and a fridge/freezer. Breakfast bar and double-glazed windows to the rear and side.

First Floor Landing

Stairs from the ground floor and airing cupboard. Doors to all bedrooms and the family bathroom.

Bedroom One

Fitted wardrobes providing hanging space and storage, radiator and double-glazed window to the front.

Bedroom Two

Storage cupboard, radiator and access to the loft via a pull down ladder. Double-glazed window to the rear.

Bedroom Three

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

Bathroom

Wash hand basin, low-level WC and a bath with a shower over. Heated towel rail, radiator and double-glazed obscured window to the side.

Outside Front Garden

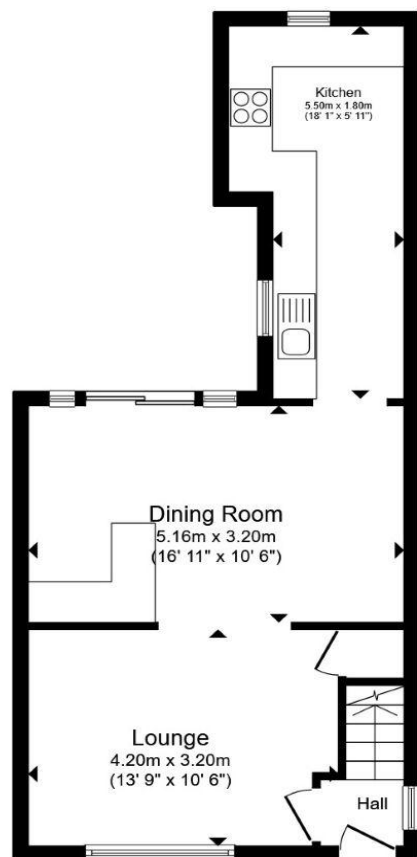
Laid to lawn with flower and shrub borders.

Rear Garden

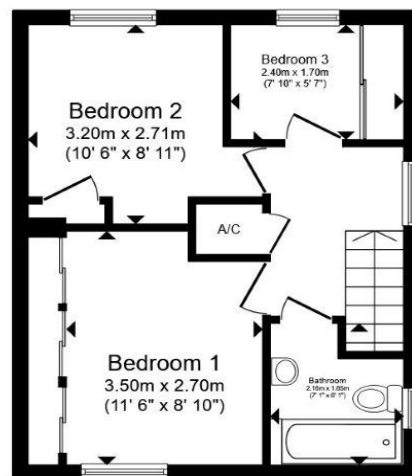
A mature garden which is mainly laid to lawn with a block paved patio area. Flower and shrub borders. Leads around the side to the gated access.

Parking

Off-road parking.



Ground Floor



First Floor

Total floor area 78.6 m² (846 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

St. Marys Way,

Linslade, Leighton Buzzard

- THREE-BEDROOM END-TERRACE
- NO UPPER CHAIN
- LOUNGE & DINING ROOM
- FAMILY BATHROOM
- REAR GARDEN & OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£355,000



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Property Ref:
LBZ109561 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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