



**Deverell Way, Leighton Buzzard, LU7 4UN**

**welcome to**

## **Deverell Way, Leighton Buzzard**

FIRST TIME BUYERS! NO CHAIN! A MUST SEE two-bedroom property situated on this modern development with easy access to local shops, schools and transport links. Call to today arrange viewings!

### **Entrance Hall**

Double-glazed door to the front and stairs to the first floor. Doors to the cloakroom, kitchen and lounge/diner.

### **Cloakroom**

Pedestal wash hand basin and low-level WC. Radiator and double-glazed obscured window to the side.

### **Kitchen**

Partially tiled, fitted kitchen, with a mix of wall and basin units with work top over, 1.5 bowl stainless steel sink with drainer, integrated electric oven and gas hob with extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed window to the front.

### **Lounge/Diner**

TV point, 2 radiators, double-glazed windows to the rear and double-glazed French door leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and doors to both bedrooms and the bathroom.

### **Bedroom One**

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

### **Bedroom Two**

Built-in cupboard, radiator and double-glazed windows to the side and front.

### **Bathroom**

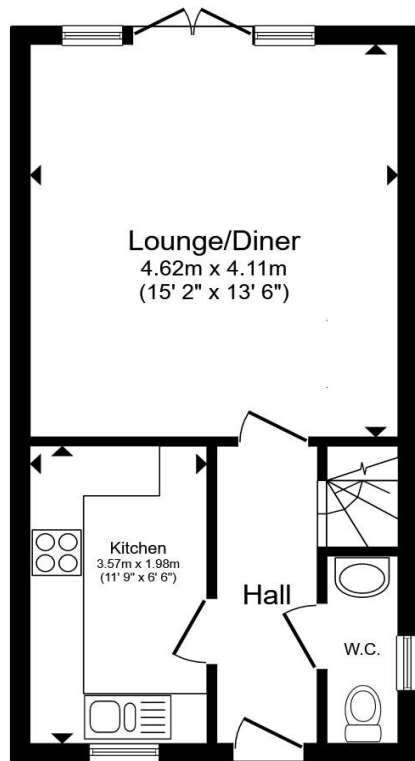
Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower screen, mixer taps and a shower over. Extractor fan.

### **Outside Rear Garden**

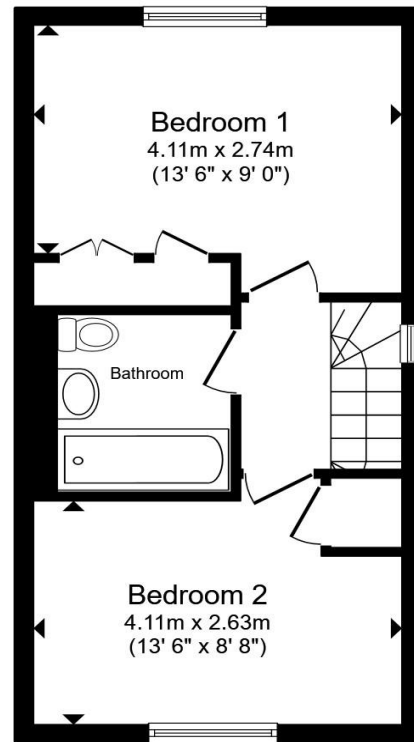
Enclosed by fencing with gated side access, the garden is mainly laid to the with a paved patio area and a shed.

### **Parking**

Allocated parking.



**Ground Floor**



**First Floor**

Total floor area 68.9 m<sup>2</sup> (742 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](http://www.propertybox.io)



**welcome to**  
**Deverell Way,**  
**Leighton Buzzard**

- NO CHAIN
- GREAT FIRST TIME BUY
- ALLOCATED PARKING
- CLOAKROOM
- PRIVATE GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£295,000**



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Property Ref:  
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