



Rosebery Avenue, Linslade, Leighton Buzzard, LU7 2RQ

welcome to

Rosebery Avenue, Linslade, Leighton Buzzard

Situated in the highly sought after ROSEBERY AVENUE this SPACIOUS two-bedroom bungalow is just a short walk to the mainline TRAIN STATION, includes an integral garage, spacious rear garden, off-street parking and sunny conservatory Early viewing is advised.

Entrance Porch

Upvc door to the front, storage cupboard and double-glazed Patio door to the lounge.

Lounge/Diner

Feature fireplace, 2 radiators and double-glazed Patio doors to the front and double-glazed Patio doors to the conservatory. Space for a dining table and chairs. Doors to the inner hallway and bedroom two.

Conservatory

Built of a mix of brick and Upvc with double-glazed windows to the rear and side, double-glazed Patio doors to the lounge/diner and a double-glazed window to bedroom two. Double-glazed door leads out to the garden.

Bedroom Two

Radiator and double-glazed window to the conservatory.

Inner Hallway

2 storage cupboards and double-glazed door to the side. Doors to the lounge/diner, kitchen and bedroom one. Sliding door to the wet room.

Kitchen

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, electric oven and a gas hob with an extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed windows to the rear and side.

Bedroom One

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

Wet Room

Fully tiled with a wall mounted wash hand basin, low-level WC and a walk-in shower area. Radiator and 2 Double-glazed obscured windows to the side.

Outside

Garage

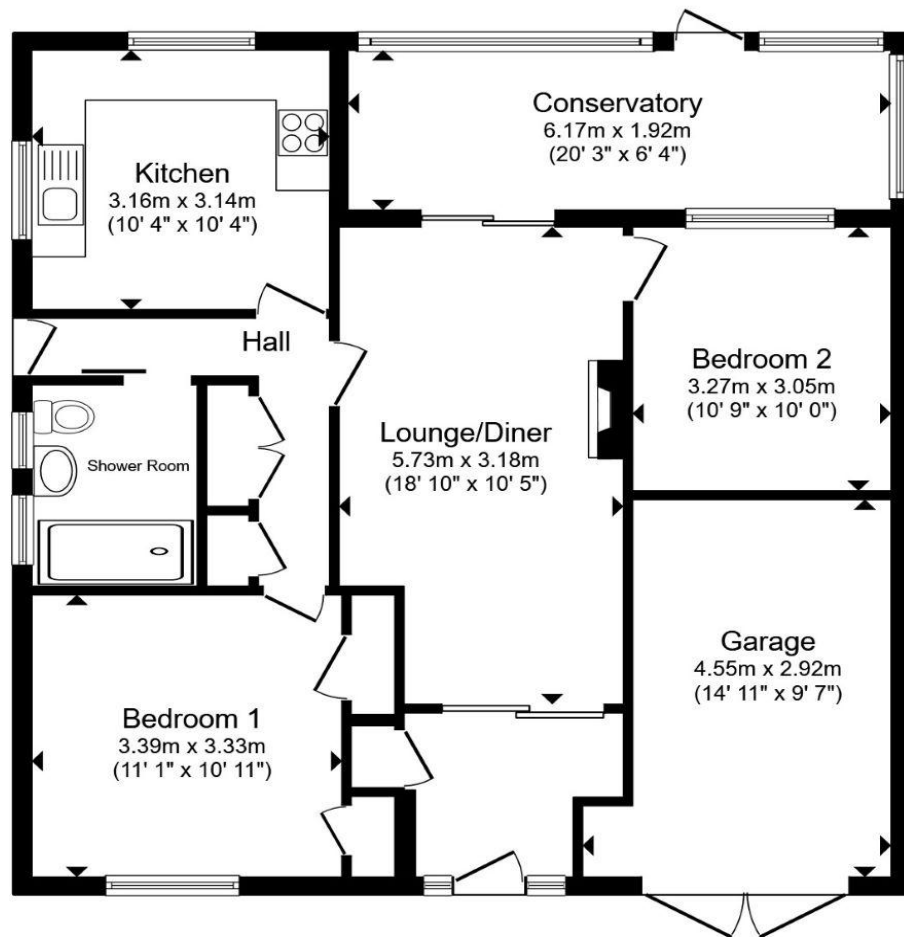
Integral garage with double doors.

Front Garden

Block paved frontage with a brick wall providing off-road parking.

Rear Garden

Enclosed by fencing the garden is mainly laid to lawn with a tree and shrub borders.



Ground Floor

Total floor area 95.2 m² (1,025 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
Rosebery Avenue,
Linslade, Leighton Buzzard

- CLOSE TO THE MAINLINE TRAIN STATION
- OFF-STREET PARKING
- INTEGRAL GARAGE
- EASY COMMUTING ROUTES TO SURROUNDING AREAS
- GOOD SIZED BEDROOMS

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

guide price

£435,000



view this property online [brownandmerry.co.uk/Property/LBZ109504](https://www.brownandmerry.co.uk/Property/LBZ109504)



Property Ref:
LBZ109504 - 0006

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)