



Goldfinch Road, Leighton Buzzard, LU7 4BN

welcome to

Goldfinch Road, Leighton Buzzard

This well-presented upper floor maisonette features two good-sized bedrooms, a modern family bathroom, and a spacious open- plan kitchen/diner/lounge with dual aspect windows for plenty of natural light. It benefits from its own private garden and allocated parking.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and a double-glazed window to the front as the top of the stairs.

Hallway

Storage cupboard and doors to the lounge/kitchen/diner, both bedrooms and the bathroom.

Lounge / Kitchen / Diner

18' 10" max x 12' (5.74m max x 3.66m)

Lounge Area

2 radiators and 2 double-glazed windows to the front.

Kitchen / Dining Area

Fitted with a mix of wall and base units with work surface over, 1.5 bowl sink with drainer, electric oven and an electric hob with extractor fan over.

Integrated dishwasher, a washing machine and a fridge/freezer. Space for a dining area and a double-glazed window to the rear.

Bedroom One

16' 2" x 12' 6" (4.93m x 3.81m)

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

Bedroom Two

12' x 8' 9" (3.66m x 2.67m)

Radiator and double-glazed window to the rear.

Bathroom

Pedestal wash hand basin with mixer tap, low-level WC and bath with separate taps and a shower with mixer tap over.

Outside Rear Garden

Enclosed by panel fencing that is a patio area and shrub borders.

Parking

There is one allocated parking space.

Agents Note

There is peppercorn rent paid annually. Contact the Branch for more information.



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.focalagent.com



welcome to
**Goldfinch Road,
Leighton Buzzard**

- NO SERVICE CHARGE OR GROUND RENT
- ALLOCATED PARKING SPACE
- PRIVATE GARDEN
- LARGE KITCHEN/DINER/LOUNGE
- CLOSE PROXIMITY TO LOCAL SCHOOLS

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£235,000



view this property online brownandmerry.co.uk/Property/LBZ109323



Property Ref:
LBZ109323 - 0005

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.



01525 372021



LeightonBuzzard@brownandmerry.co.uk



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



brownandmerry.co.uk