



**Upper Coombe, Linslade, Leighton Buzzard, LU7 2SQ**

**welcome to**

## **Upper Coombe, Linslade, Leighton Buzzard**

CHAIN FREE - This two- bedroom bungalow in the sought after area of Upper Combe, offering excellent renovation potential quietly positioned close to the mainline train station, local amenities and commuting routes. This is an ideal project opportunity.

### **Entrance Hall**

Double-glazed door to the front and double-glazed door to the courtyard. Doors to the kitchen and lounge/diner.

### **Kitchen**

Loft hatch and double-glazed window to the front.

### **Lounge/Diner**

Double-glazed window to the rear, storage heater and double-glazed Patio doors leading out to the courtyard.

### **Inner Hall**

Doors to the lounge, both bedrooms and the shower room. Double-glazed door to the side.

### **Bedroom One**

Built-in storage cupboard, storage heater and double-glazed window to the rear.

### **Bedroom Two**

Built-in storage cupboard, storage heater and double-glazed window to the courtyard.

### **Shower Room**

Double-glazed obscured window to the courtyard.

### **Outside**

#### **Front Garden**

Built-in storage cupboards, split level patio, enclosed by a brick wall with gated entrance.

#### **Courtyard**

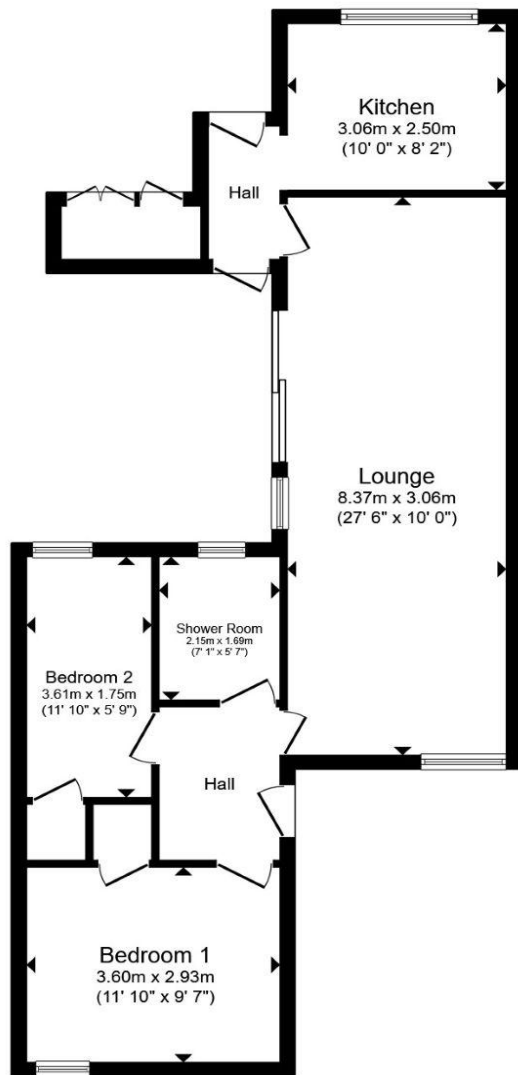
Enclosed with a patio area.

#### **Rear Garden**

Open with soil, laurel bush and paved steps to the rear door.

#### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



**Ground Floor**

Total floor area 64.6 m<sup>2</sup> (695 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**  
**Upper Coombe,**  
**Linslade, Leighton Buzzard**

- EXCELLENT RENOVATION POTENTIAL
- QUIET RESIDENTIAL SETTING
- CLOSE TO MAINLINE TRAIN STATION
- TWO-BEDROOM BUNGALOW
- CHAIN FREE

Tenure: Freehold EPC Rating: F  
Council Tax Band: B

**£275,000**



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Property Ref:  
LBZ109794 - 0002

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brown & merry



**01525 372021**



[LeightonBuzzard@brownandmerry.co.uk](mailto:LeightonBuzzard@brownandmerry.co.uk)



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



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