



**Regent Street, Leighton Buzzard, LU7 3JZ**

**welcome to**

## **Regent Street, Leighton Buzzard**

FIRST-TIME BUYERS! STUNNING two double bedroom property, where contemporary living meets characterful charm. Open plan living, plus a cellar - it's your space to create. Great location with commuting routes to the station & town centre. A must see!

### **Lounge / Diner**

15' 5" x 11' 2" ( 4.70m x 3.40m )

Door to the front, stairs to the first floor, radiator and double-glazed window to the rear. Double-glazed bay window to the front.

### **Kitchen**

16' 2" max x 6' 3" max ( 4.93m max x 1.91m max )

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric oven and gas hob. Space for a washing machine, a dishwasher and a fridge/freezer. 2 double-glazed velux style windows and double-glazed windows to the rear and side. Double-glazed doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and loft access.

### **Bedroom One**

15' 9" max x 8' 4" max ( 4.80m max x 2.54m max )

Built-in wardrobe, radiator and double-glazed window to the front.

### **Bedroom Two**

10' 2" max x 8' 3" max ( 3.10m max x 2.51m max )

Radiator and double-glazed window to the rear.

### **Bathroom**

Fully tiled with pedestal wash hand basin, low-level WC and bath with shower over. Storage cupboard housing the central heating boiler. Heated towel rail and double-glazed velux style window. Double-glazed obscured window to the rear.

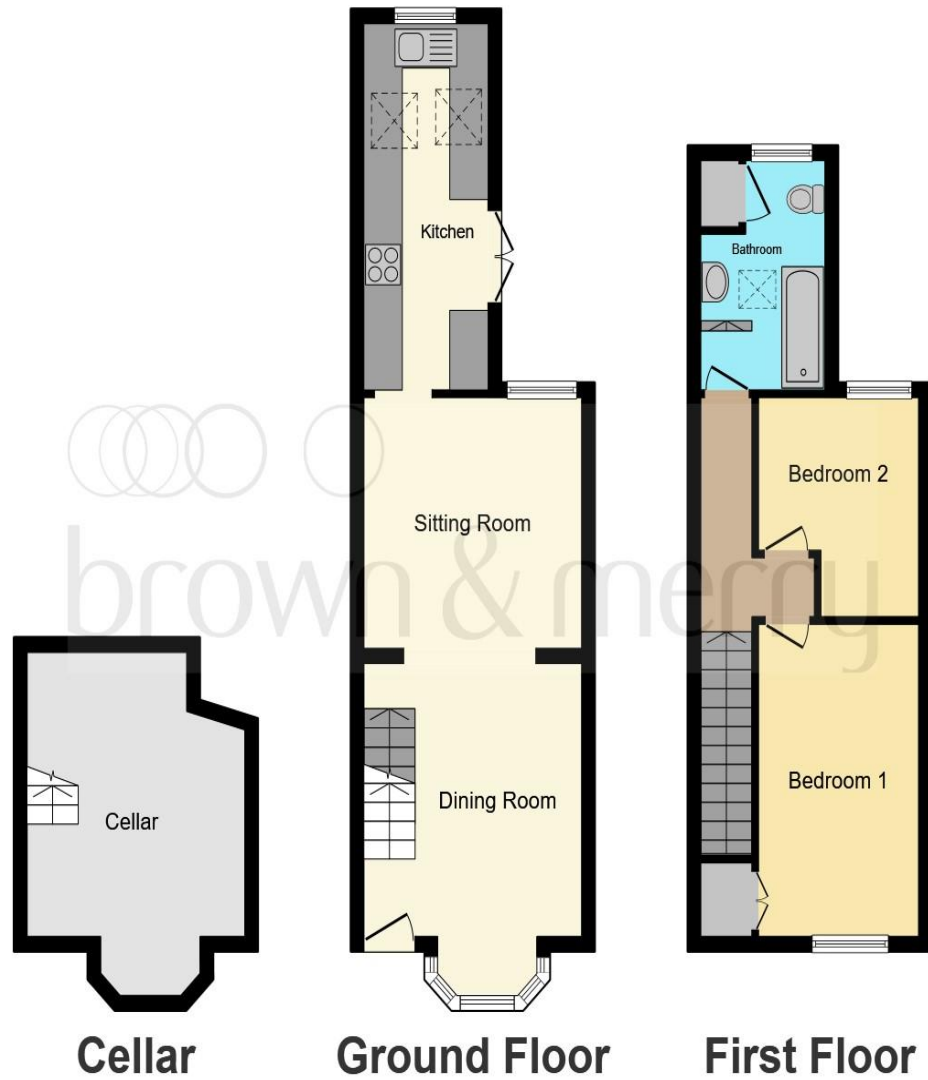
### **Outside**

#### **Rear Garden**

Mainly laid to lawn with a patio area.

### **Agents Note**

There is an easement on the title, please enquire with the branch.



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](http://www.focalagent.com)



**welcome to**  
**Regent Street,**  
**Leighton Buzzard**

- EXCELLENT CENTRAL LOCATION
- RE-FITTED KITCHEN AND BATHROOM
- CELLAR
- PERFECT FIRST-TIME BUYERS
- IMMACULATE CONDITION THROUGHOUT

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

**£285,000**



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Property Ref:  
LBZ109476 - 0008

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