



Beech Grove, Leighton Buzzard, LU7 2RY

welcome to

Beech Grove, Leighton Buzzard

A spacious two-bedroom MAISONETTE with its own PRIVATE REAR GARDEN and brick-built storage cupboard. The property offers two generous bedrooms, a large lounge/diner, and additional landing space with storage. Ideal for first-time buyers or commuters and conveniently located close to local amenities

Entrance Hall

Storage cupboard, storage space, airing cupboard and double-glazed window to the side.

Lounge / Diner

Gas fireplace, radiator and space for a dining table and chairs. Double-glazed windows to the front and side.

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 gas hob with extractor fan over. Space for a dishwasher, washing machine and a fridge/freezer. Central heating boiler, breakfast bar and double-glazed window to the rear.

Bedroom One

Storage cupboard, radiator and double-glazed window to the rear.

Bedroom Two

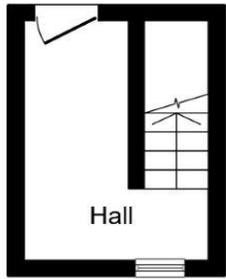
Storage cupboard, radiator and double-glazed window to the rear.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with both a handheld shower attachment and a shower over. Heated towel rail and double-glazed obscured window to the front.

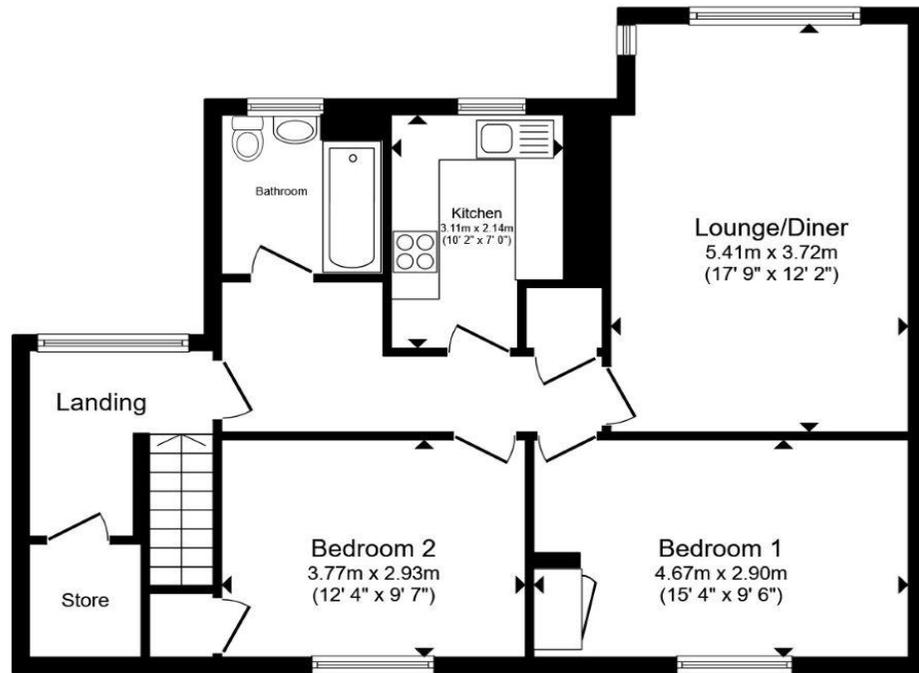
Outside Garden

Mainly laid to lawn with fence and shrub borders plus a decked patio area.



Hall

Ground Floor



First Floor

Total floor area 83.3 m² (897 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
Beech Grove,
Leighton Buzzard

- PROXIMITY TO MAINLINE TRAIN STATION
- PRIVATE REAR GARDEN
- GENEROUS BEDROOM SIZES
- AMPLE STORAGE
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 530.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Aug 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



view this property online [brownandmerry.co.uk/Property/LBZ108392](https://www.brownandmerry.co.uk/Property/LBZ108392)



Property Ref:
LBZ108392 - 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)