Connells

Fairview Queen Street
LEIGHTON BUZZARD

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LEIGHTON BUZZARD LU7 1BZ

for sale
£450,000

Property Description

This well presented home offers spacious and versatile accommodation arranged over three floors, combining period charm with modern family living. The property benefits from a generous loft room, providing an excellent additional space for a home office or guest suite.

Outside, the home enjoys a private rear garden, perfect for relaxing and entertaining, while a garage and off-road parking provide valuable convenience. Positioned in a highly desirable location, residents can take advantage of easy access to the town's amenities, excellent transport links, and picturesque riverside walks just a short stroll away.

Offering character, space, and an enviable setting, this is a wonderful opportunity for families and commuters alike

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Radiator. Laminate flooring.

Cloakroom

Double glazed window. Wash hand basin with tiled splashback. WC. Vinyl flooring.

Lounge

Double glazed bay window. Working coal fire. Radiator. Built in storage. Laminate flooring.

Dining Room

Double glazed window. Built in storage. Vinyl flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Plumbing for dishwasher. 1.5 bowl sink and drainer. Plumbing for washing machine. Integrated fridge freezer. Space for tumble dryer. Space for freestanding electric cooker with extractor fan over. Patio doors to garden. Vinyl flooring.

First Floor Landing

Airing cupboard. Carpeted flooring.

Bedroom One

2 double glazed windows. Radiator. Laminate flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bedroom Four

Skylight window. Radiator. Eaves storage. Carpeted flooring.

Bathroom

Double glazed window. Bath with mixer taps. Shower cubicle. Wash hand basin in vanity unit. Heated towel rail radiator. Fully tiled walls. Tiled flooring.

Second Floor

Outside

Front Garden

Mature shrubs and bushes. Brick wall and gate to borders. Shared driveway to side with access to garage.

Rear Garden

Patio area. mainly laid to lawn. Mature shrubs and bushes. Side access to garage. Wooden panelled fencing to borders.

Garage

Courtesy door to garden. Window. Up & over door.

Ground Floor **First Floor** **Second Floor** **Garage**

Total floor area 147.2 m² (1,584 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

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

Council Tax
Band: D

Tenure: Freehold

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The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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