



Dulverton Court  
Leighton Buzzard, LU7

£140,000



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QUARTERS

YOUR NEXT MOVE

# Dulverton Court, Leighton Buzzard, LU7 2UG

CASH BUYERS ONLY - We are delighted to offer for sale with no upper chain, this two bedroom first floor flat in Linslade. The location boasts being within walking distance of the Mainline Train Station and the Town Centre. The property accommodation comprises of: Communal entrance, entrance hallway, kitchen, generous lounge/diner, two bedrooms and family bathroom, double glazing, balcony and off road parking for one car. Viewing is highly recommended.

## **Location:**

Dulverton Court is situated in Bideford Green which remains a popular residential area in desirable Linslade, and boasts a range of family homes. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A, The Grand Union canal also runs through Linslade, providing a range of benefits including scenic walks and canal-side pubs.

## **Layout:**

Enter via the front door into a hallway with a door leading to the living/dining room. The generous living/dining room provides ample room for a range of living and dining room furniture and has a courtesy door to the landing and balcony. The kitchen is well proportioned and has wall and base units with space for various white goods to suit all needs. The landing has doors to both bedrooms, family bathroom and loft access. The double bedroom has a fitted wardrobe and faces to the front aspect. The second bedroom is a generous sized bedroom or it is a great study space, additionally there is a fitted wardrobe. The family bathroom comprises of a: low level WC, pedestal hand wash basin and panel bath with shower over.

## **Outside:**

The property benefits from an allocated parking space for one car.

## **Agency Note:**

The vendor of this property is related to an employee of Quarters Estate Agents. Cash buyers only.

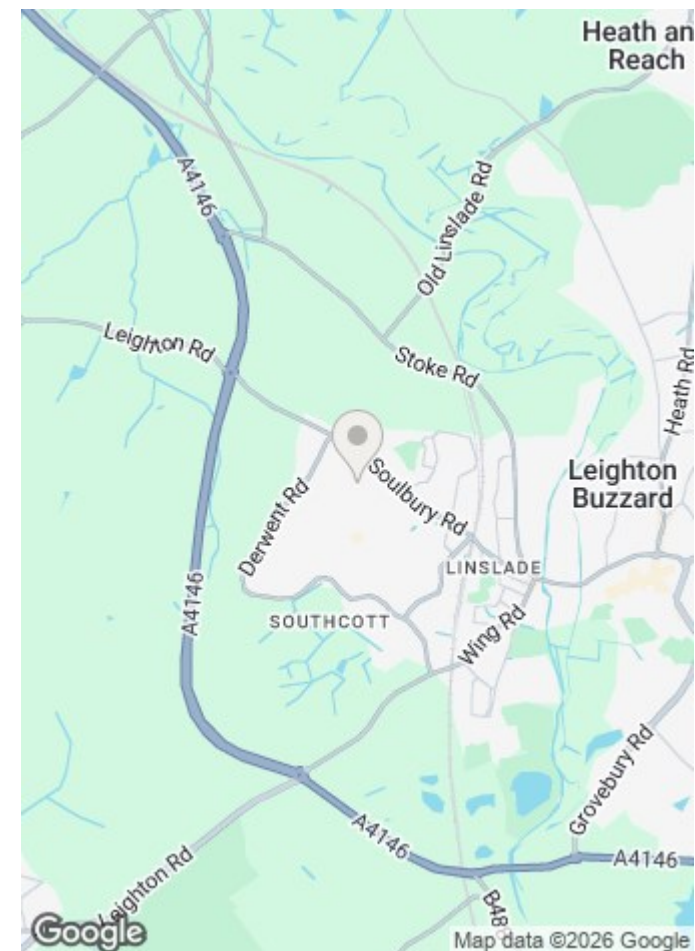
## Floor Plan



Total Area: 630 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Map



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