Broomhills Road

Leighton Buzzard, LU7 3EP

Price £195,000

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QUARTERS
YOUR NEXT MOVE

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Leighton Buzzard, LU7 3EP

We are delighted to offer for sale this two bedroom first floor maisonette, with the benefit of a private rear garden, ideally situated within walking distance of the Town Centre, local shops and amenities. The property provides accommodation comprising: Entrance, hallway, lounge/diner, refitted kitchen, two bedrooms and a refitted shower room. Additional benefits include a generous private garden, workshop, brick-built storage shed and gas heating. Viewing is highly recommended.

Location:

This property is situated on Broomhills Road, just off of the prestigious Heath Road, and within walking distance of the historic Market Town Centre. This property is ideally placed for local conveniences stores, restaurants and takeaways, and access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting. There are a variety of popular schools locally, and so this area is very popular with families of all ages. 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. Additionally, the mainline train station provides regular trains to London Euston in as little at 30 minutes.

Layout:

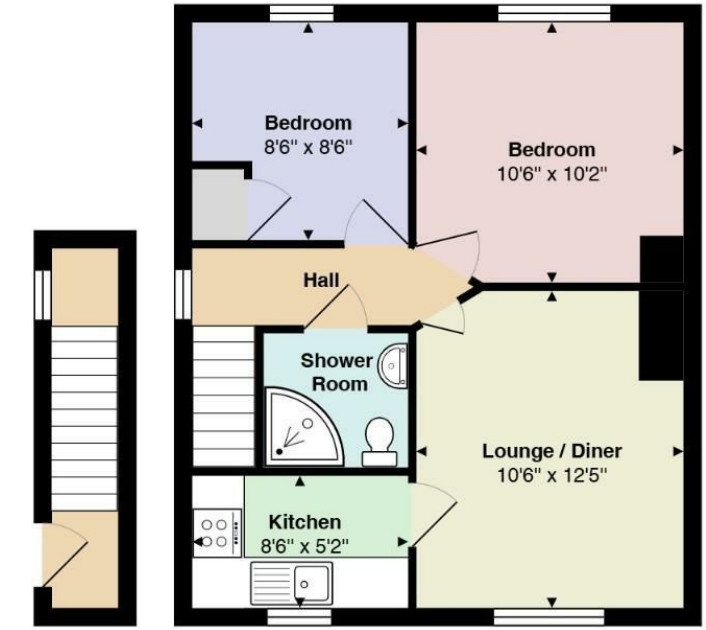
The property is accessed via a private entrance, with stairs leading to the first floor. The hallway provides access to the lounge/diner, bedrooms and shower room. The lounge/diner faces the front aspect and provides space for a variety of furniture. A doorway opened to the kitchen which has been refitted with a modern range of wall and base level units with roll edged work surface over. There is a stainless steel sink and space for a gas cooker with hood over. At the rear of the property are two generous bedrooms. The larger of the bedrooms overlooks the rear garden and includes a wash hand basin plus space to hang clothes. The second bedroom includes an airing cupboard and there is also space and plumbing for a washing machine. The shower room sits centrally in the property, and has been refitted with a three piece white suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle.

Outside:

The property enjoys plenty of outside space. There is gated access to a covered space, with a further gate leading into the private rear garden. The garden is laid mainly to lawn with a wealth of mature shrubbery to the borders, and is enclosed by panel fencing. There is a large workshop plus a brick-built shed.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 480 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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