



14 Albany Road
, Leighton Buzzard, LU7 1NS

Price £375,000



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Quarters are delighted to offer for sale with no upper chain, this attractive two double bedroom bungalow, situated in a sought after road within walking distance of the Town Centre, local shops and amenities. The property is in need of modernisation, and offers generous accommodation comprising: Entrance hallway, lounge, dining room, kitchen, two double bedrooms and a family bathroom. There is an additional 10'0 x 7'11 outbuilding which is accessed from the garden. Additional benefits include double glazing, and front and rear gardens. Viewing is highly recommended to appreciate the potential this property has to offer.

Entrance Hallway:

Enter via front door. Electric heater. Doors to lounge, dining room, both bedrooms and bathroom.

Lounge:

13'11 x 12'1 (4.24m x 3.68m)
Double glazed bay window to front aspect. Electric heater. Feature fireplace. Telephone point.

Dining Room:

12'1 (max) x 10'5 (3.68m (max) x 3.18m)
Double glazed window to side aspect. Electric heater. Television point. Airing cupboard

Kitchen:

9'5 x 8'8 (2.87m x 2.64m)
Double glazed window to side aspect. Electric heater. Wall mounted fan heater. Fitted kitchen comprising stainless steel sink with cupboard under. Further range of wall and base level units with work surface over. Space for cooker, fridge and freezer.





Bedroom One:

12'5 x 12'0 (3.78m x 3.66m)
Double glazed bay window to front aspect. Electric heater.

Bedroom Two:

12'0 (max) x 11'11 (3.66m (max) x 3.63m)
Double glazed window to rear aspect. Electric heater.

Bathroom:

Double glazed window to rear aspect. Heated towel rail. Fitted suite comprising low level WC, pedestal wash hand basin and panel bath. Tiling to water sensitive areas. Access to loft.



Outbuilding:

10'0 x 7'11 (3.05m x 2.41m)
Windows to dual aspects. Power supply.

Outside:

Front:

Paved pathway to front door and gated access to narrow driveway at side of property.

Rear:

Mainly laid to paving with gated access to front of property.

Agent's Note:

This is a freehold property. Council Tax Band: D



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: approx. 82.5 sq. metres (888.1 sq. feet)

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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