# Old Road

Linslade Leighton Buzzard, LU7 2RE

**Price £275,000**

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## Old Road

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We are delighted to offer for sale with no upper chain this two double bedroom mid terrace period home, ideally situated within a few minutes walk of the Mainline Train Station and town centre. The property is presented to the market in need of some modernisation, and provides bright and airy accommodation comprising: Lounge, kitchen, cellar room, two double bedrooms, ensuite and family bathroom bathroom. Additional benefits include double glazing, gas heating and courtyard garden as well as a rear landscaped raised garden. Viewing is highly recommended to appreciate the space and setting of this property.

**Location:**

Old Road is situated in ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes, and also close by is the desirable Linslade Recreation Ground. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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 town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## Ground Floor:

You enter into the property into a bright and welcoming living room, complete with wood burning stove which provides a cosy feel, the front aspect window fills the space with natural light. To the rear, a dining room provides an excellent setting for family meals and entertaining, with access down to the cellar and through to the fitted kitchen. The kitchen is arranged with a range of wall and floor base units and work surfaces, with space for appliances and a door opening directly onto the rear garden.

## First Floor:

The landing provides access to two well proportioned bedrooms, with the master bedroom enjoying a front aspect outlook . An ensuite shower room is situated off the bedroom and comprises of a low level WC, vanity hand wash basin and shower. The second bedroom is a generous double which overlooking the rear garden. The family bathroom is situated off this bedroom and is fitted with a three-piece suite including bath with shower over.

## Cellar

The cellar is accessible via the dining room and is a generous and versatile space which offers excellent storage or the potential for use as a hobby room or workspace.

## Outside:

The rear garden is accessible via the alleyway and provides a private and low-maintenance retreat, featuring a patio seating area and lawn with mature borders, a paved pathway leads to the rear.

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: 929 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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