



Cornmill Mews

North Street Leighton Buzzard, LU7 1FY

Price £310,000



QUARTERS
YOUR NEXT MOVE

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1FY

Quarters are delighted to offer for sale with no upper chain this two bedroom terraced home located in this ever popular residential setting which is within walking distance to the Town Centre. The property is presented to the market in excellent decorative order with bright and airy accommodation comprising: Entrance hallway, open plan lounge/kitchen/diner, two bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, landscaped south facing rear garden and parking for one cars with visitor provisions. Viewing is highly recommended.

Location:

The centrally located private road of Cornmill Mews is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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:

Enter via the composite front door into the hallway which provides access to the open plan lounge/kitchen/diner and cloakroom/WC. The cloakroom/WC comprises of a low level WC and vanity hand wash basin, the generous size allows for coats to be conveniently hung up. The well proportioned open plan lounge/kitchen/diner has a bright and airy feel due the dual aspect full length window and patio doors. There is wood effect flooring throughout and additional storage under the stairs. The stylish kitchen has a range of base and wall line units with an integrated oven, dishwasher and fridge/freezer. There is further space for a washing machine. The boiler is neatly located in a cupboard.





First Floor:

The landing provides access to both bedrooms and the family bathroom. A generous double bedroom, its bright and airy with dual windows allowing for light to flow through, a variety of furnishings to suit all needs can easily be arranged. A further double bedroom is located to the rear and benefits from built in wardrobes and a cupboard. The refitted bathroom is in the heart of the upstairs and comprises of a low level WC, vanity hand wash basin and bath with shower over.

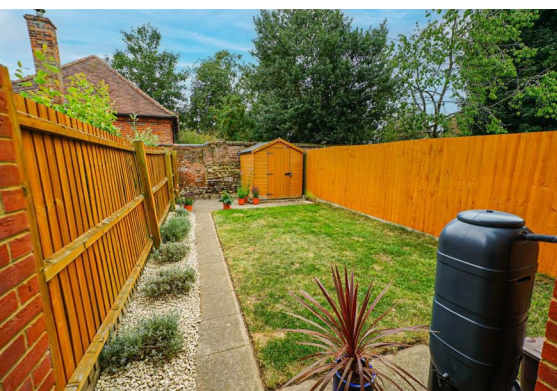
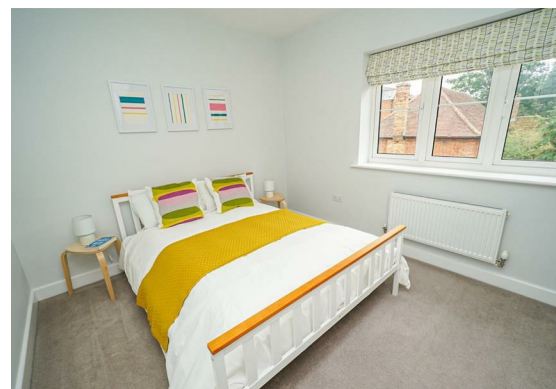
Outside:

To the front is a paved path leading to the front door with shingled borders. There is a parking space for one car which can be accessed via the front and rear. To the rear is a good sized garden perfect for summer entertaining with a patio area to the rear. The rest is mainly laid to lawn with mature shrubby borders

Agency Note:

The Vendor advises of the following charge:

£308.85 PA which is shared between the private road and covers the upkeep of the road and waste.



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: 741 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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