



Billington Road, Leighton Buzzard, LU7 4TG

Offers In Excess Of £190,000

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Floor Plan

- Charming Terraced Period Home
- On Doorstep of Leighton Buzzard Town Centre
- One Double Bedroom
- Partially Converted Loft Room with Window
- Private Rear Garden
- Perfect For Commuting to London as Short Walk to Train Station
- Living Room with Separate Kitchen
- Easy Access to A5, A4146 & M1 for commuting
- Three Piece Bathroom
- Gas to Radiator Central Heating

Positioned on the doorstep of the town centre of Leighton Buzzard comes this well presented, one double bedroom charming red brick period home.

The property comes conveniently located just a stones throw from the high street and array of local amenities, as well as being perfect for the active commuter being just a short walk to the mainline train station.

The property is arranged over two floors and benefits from an additional partially converted useable loft room, ideal for use as a study area or for extra storage. Upon entering through the front door, you are welcomed into a cosy living room, which flows through to the kitchen. The kitchen offers space for an appliances like an oven and washing machine, along with having an integrated fridge and a freezer that has been replaced within the last year.

Stairs rise to the first floor, where you will find to the right the bathroom a three-piece suite to include a roll top free standing bath, handwash basin and WC. Then straight ahead, a well proportioned double bedroom that also provides access to the loft room via a pull down hatch and stairs.

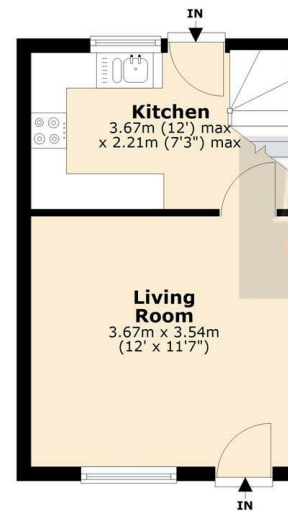
The property benefits from a private rear garden, offering a secure and manageable outdoor space. There is a paved seating area ideal for outdoor furniture, with scope for further landscaping or personalisation. A useful side gate to the left provides convenient external access, making the garden practical for everyday use.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

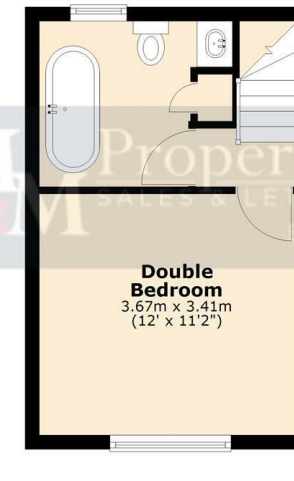
Freehold.

Council Tax Band A.

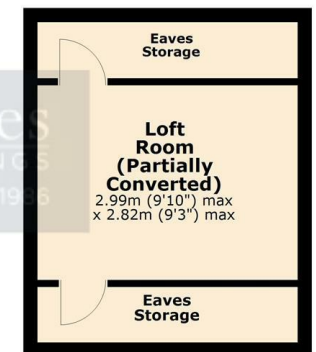
Ground Floor



First Floor



Loft Area (Attic)



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

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