



for sale
M & M
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01525 377733

Beaudesert, Leighton Buzzard, LU7 1HZ

£280,000

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TWO BEDROOM END OF TERRACE HOUSE | FANTASTIC TOWN CENTRE LOCATION | KITCHEN/DINER | ALLOCATED PARKING | READY TO MOVE IN CONDITION | LOW MAINTENANCE REAR GARDEN

M & M Properties proudly presents this EXCEPTIONALLY WELL-PRESENTED, TWO-BEDROOM END OF TERRACE HOUSE WITH ALLOCATED PARKING, ideally located in Leighton Buzzard's town centre and within easy walking distance of the mainline train station.

This residence is a superb representation of the timeless two-bedroom, two storey house design, making it an ideal choice for buyers of all ages and a perfect opportunity for first-time buyers!



Location

Beadesert is a popular road located on the edge of Leighton Buzzard town centre which is easily walkable in a few minutes as well as being in very close proximity to various parks and playing fields. The location is ideally suited for families as good schools for all ages are within the vicinity to include Clipstone Brook and Beadesert lower schools, Gilbert Inglefield Academy and Vandyke Upper School. Within the town centre itself there are wide range of amenities to include local shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.

Accommodation

The property boasts generously proportioned rooms across two floors. The ground floor comprises two reception areas: a spacious living room featuring a striking bay window at the front, and a kitchen/diner spanning the rear of the property, offering access to the back garden. The kitchen is fully equipped with a range of wall and base units, an inset sink/drain, integrated oven, hob, extractor fan, and space for various household appliances.

Ascending the stairs to the first floor, a landing provides entry to two well-sized bedrooms. The master bedroom offers ample space for a comfortable double bed, while the second bedroom is a good-sized single with a storage cupboard situated above the stairs. Completing this level is a conveniently laid out family bathroom, equipped with a three-piece suite.

Exterior & Gardens

To the front of the property is a small shingle garden space with pathway to the front door and an outside storage cupboard. At the rear of the property is a low maintenance garden fully enclosed by brick wall and timber fencing, which features artificial grass, a paved patio seating area and border shingle areas. There is gated access taking you directly to the parking at the rear.

Parking

There is one allocated parking space to the rear which can be accessed either through the gate in the garden or a bit further up the road through the underpass.

Utilities Connected

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.

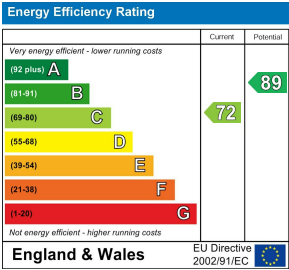
Area Map



Floor Plan



Energy Efficiency Graph



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.