



Clipstone Crescent, Leighton Buzzard

£310,000

- Three Bedroom Semi Detached
- No Upper Chain
- Quiet Cul De Sac
- Garage & Parking
- Fantastic Potential
- Potential To Extend STPP
- Rear Garden
- Walking Distance To Town Centre
- Popular Location
- Spacious Throughout

THREE BEDROOM SEMI-DETACHED HOUSE | GARAGE & PARKING | LARGE REAR GARDEN | NO UPPER CHAIN | HUGE POTENTIAL FOR IMPROVEMENT & EXTENSIONS (STPP) | POPULAR BROOKLANDS LOCATION

M & M Properties are pleased to offer with NO UPPER CHAIN this THREE BEDROOM SEMI DETACHED PROPERTY, situated within a QUIET CUL DE SAC within walking distance of Leighton Buzzard High Street.

Location
The property is located in Clipstone Crescent which is a quiet cul de sac situated within walking distance to the town centre. The town centre itself is just a short walk away with a host of local amenities to include a range of shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market. Good school catchments are within the area for all ages as well as being situated ideally for commuters being walking distance to the train station, and within easy access to A5, A421 and the M1.





Accommodation

The property is set over two floors with good sized rooms throughout. To the ground floor there is a spacious entrance hallway which provides access into the living room and the kitchen. The lounge/dining room flows though into the rear sun room which leads out onto the private rear garden. Lastly there a kitchen with a range of wall and base level units with a side door which provides access out onto the driveway.

Stairs rise up to the first-floor landing which has doors that lead into all three bedrooms, the three-piece family bathroom and loft access. All three bedrooms are a good size, and the master bedroom boasts built in storage cupboards.

Please note the property does require moderate modernisation and has been priced accordingly

Exterior & Gardens

To the front of the property is a small front garden as well as a parking space. There is also a shared drive down the side of the property which leads to the single garage. To the rear of the property is a private landscaped rear garden which is mainly laid to lawn with a patio seating area.

Tenure

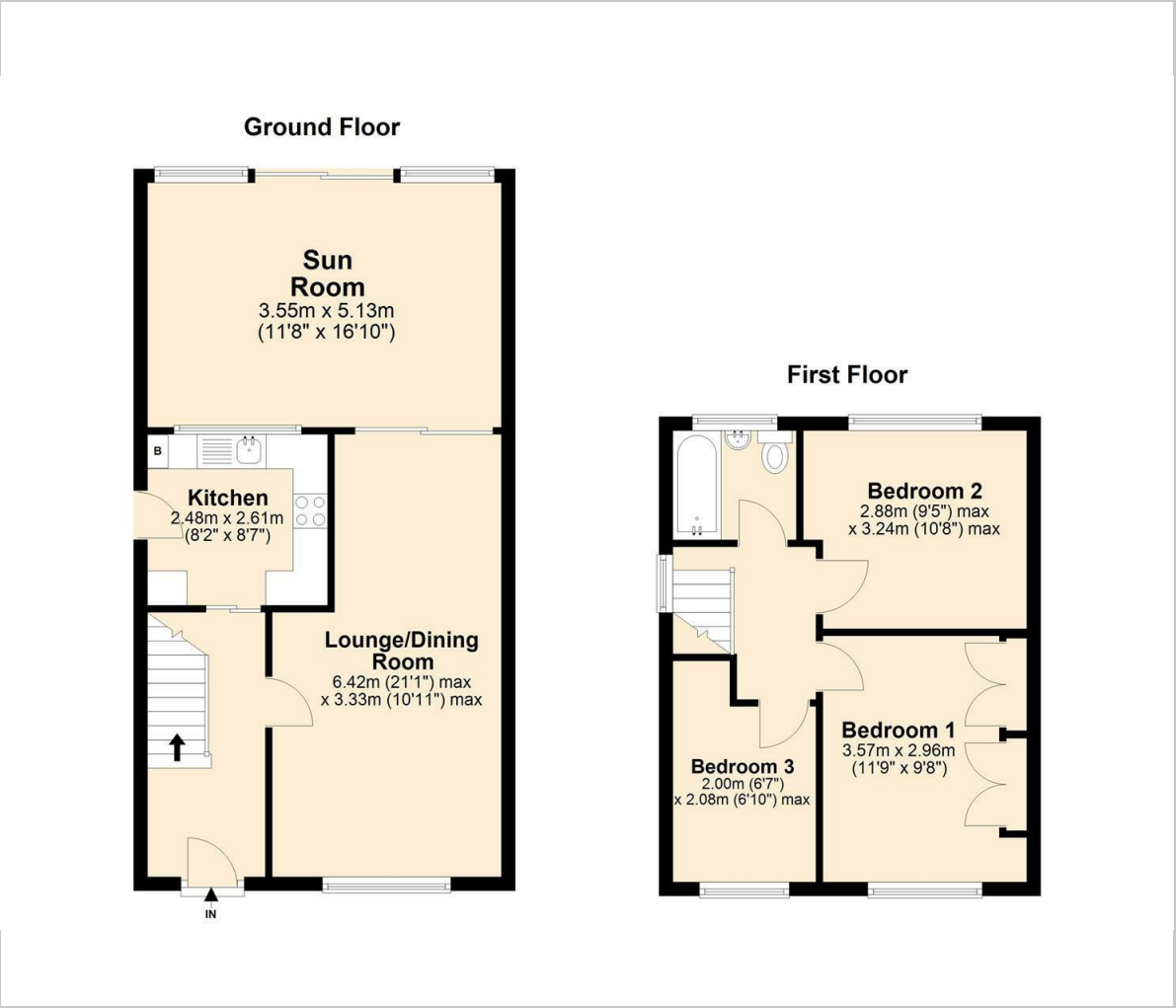
We as agents can confirm this property is freehold.

Council Tax Band

C



Floor Plan



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.

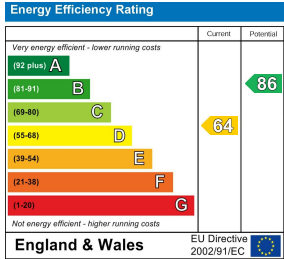
IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of 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
Sales: 01525 377733 - Lettings: 01525 371997
sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

Area Map



Energy Efficiency Graph



LOCAL PEOPLE WORKING FOR YOU