



**Meadow Way, Leighton Buzzard, LU7 3XN**

**welcome to**

## **Meadow Way, Leighton Buzzard**

Situated within GOOD SCHOOL CATCHMENTS is this REFURNISHED, four-bedroom, end-terrace family home offered to the market with NO UPPER CHAIN. Ready to move straight into, this is a property not to be missed!

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Porch**

Double-glazed door to the front, storage cupboard and door to the entrance hall.

### **Entrance Hall**

Stairs to the first floor and radiator. Doors to the cloakroom, kitchen/diner and lounge. Double-glazed door to the garden.

### **Cloakroom**

Wall mounted sink with mixer tap and tiled splashback, low-level WC and a heated towel rail. Double-glazed obscure window to the side.

### **Lounge**

TV point, radiator and double-glazed window to the front. Double-glazed door leading out to the garden.

### **Kitchen/Diner**

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer and space for an oven. Space for a washing machine and fridge/freezer. Double glazed window to the front and space for a dining table and chairs. Radiator and double-glazed door leading out to the garden.

### **First Floor**

#### **Landing**

Stairs from the ground floor, storage cupboard and loft access. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Radiator and double-glazed window to the rear.

### **Bedroom Two**

Built-in storage cupboard, radiator and double-glazed window to the rear.

### **Bedroom Three**

Radiator and double-glazed window to the side.

### **Bedroom Four**

Radiator and double-glazed window to the front.

### **Bathroom**

Partially tiled with a wash hand basin set in a vanity unit, low-level WC and a bath with mixer tap, shower screen and shower over. Heated towel rail and extractor fan. Double-glazed obscure window to the front.

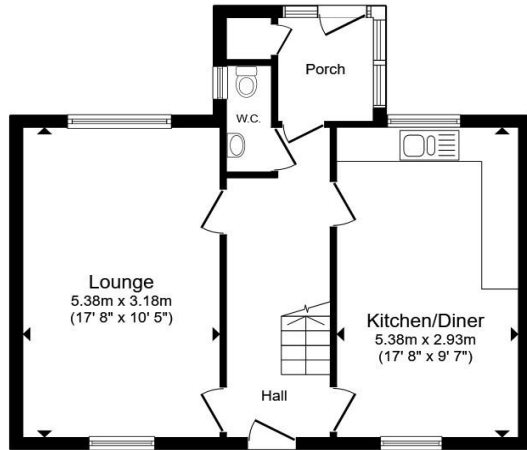
### **Outside**

#### **Rear Garden**

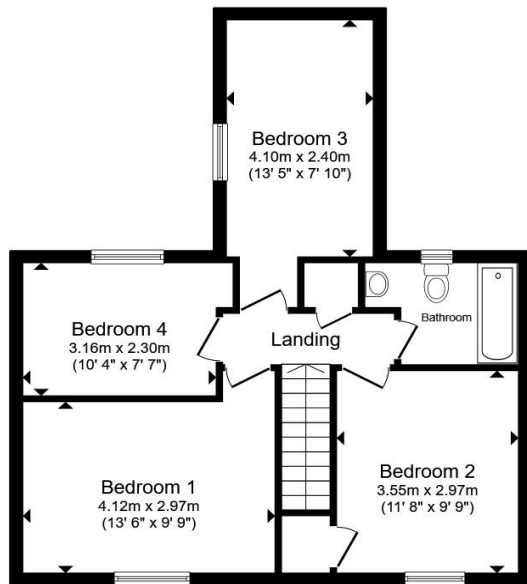
Enclosed by fencing the garden is mainly laid to lawn with a brick-built outbuilding.

### **Parking**

Resident parking.



**Ground Floor**



**First Floor**

Total floor area 99.6 m<sup>2</sup> (1,073 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**Meadow Way,**  
**Leighton Buzzard**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR-BEDROOM END-TERRACE
- CHAIN FREE

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: C

guide price

**£260,000**



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Property Ref:  
LBZ108883 - 0006

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