



Fyne Drive, Linslade, Leighton Buzzard, LU7 2YG

welcome to

Fyne Drive, Linslade, Leighton Buzzard

FIRST-TIME BUYERS! Great starter home with excellent local amenities, schools and transport links. Presented in move in condition this is a must see.

Lounge

Enter through a double-glazed door to the lounge with a double-glazed bay window to the front, radiator and double-glazed window to the side.

Kitchen

Fitted with a mix of wall and base units with work surface over, sink with drainer, integrated electric oven and electric hob with extractor fan over. Space for a washing machine and a fridge/freezer. Radiator and double-glazed window to the front.

First Floor Landing

Stairs from the ground floor and radiator. Door to the bedroom and the bathroom.

Bedroom

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the front.

Shower Room

Fitted with a wash hand basin, low-level WC and a shower cubicle. Radiator and double-glazed obscured window to the front.

Outside

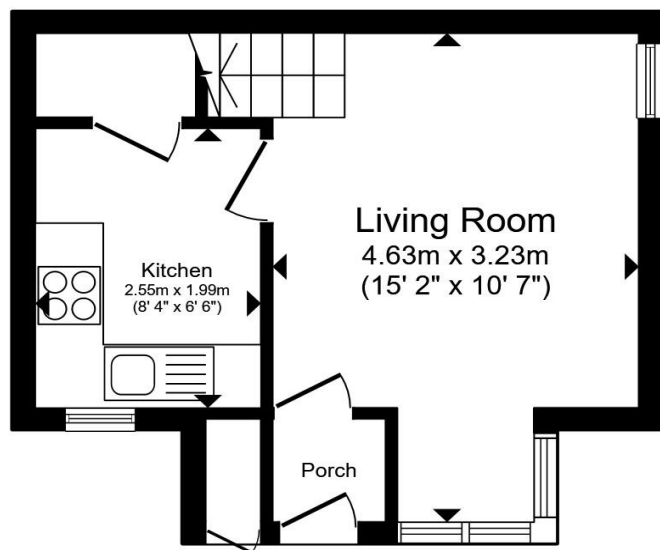
Parking

Allocated parking.

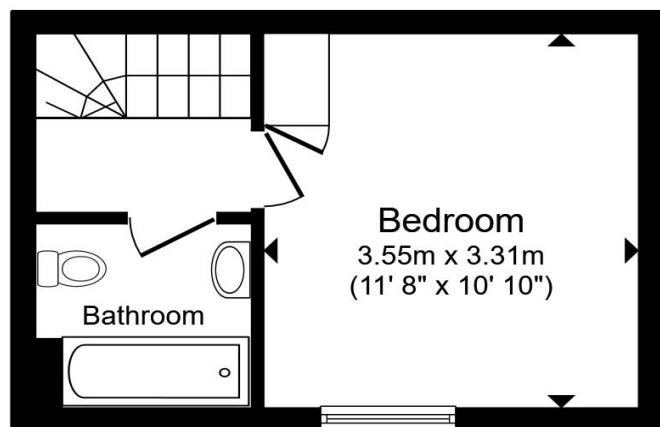
Agents Note

There is an annual management fee payable of £110.00.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



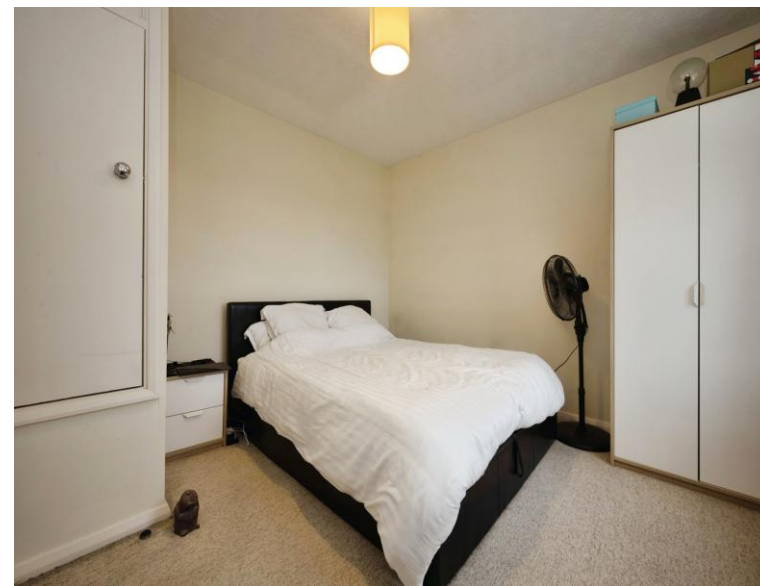
Ground Floor



First Floor

Total floor area 40.9 m² (440 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



welcome to
Fyne Drive,
Linslade, Leighton Buzzard

- ONE BEDROOM CLUSTER HOUSE
- IDEAL FOR FIRST TIME BUYERS
- FITTED KITCHEN
- LOUNGE
- BATHROOM

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

guide price
£215,000



view this property online [brownandmerry.co.uk/Property/LBZ109958](https://www.brownandmerry.co.uk/Property/LBZ109958)



Property Ref:
LBZ109958 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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