



Station Road, Cheddington, Leighton Buzzard, LU7 0SG

welcome to

Station Road, Cheddington, Leighton Buzzard

NO CHAIN! A blend of character and contemporary living presented in excellent condition throughout. making this an ideal first-time purchase, just a short walk from the station and boasts a garage and off-road parking. The property is ready to go!

Lounge

Double-glazed door to the front, brick-built feature fireplace, radiator and double-glazed window to the front.

Kitchen

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, integrated electric oven and hob with extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed window to the rear. Stairs to the first floor and storage cupboard. Door to the bathroom and double-glazed door to the rear garden.

Bathroom

Fully tiled with a wash hand basin with mixer tap and low-level WC set within a vanity unit and a bath with a shower screed and shower over. Heated towel rail and extractor fan. Double-glazed obscured window to the rear.

First Floor Landing

Stairs from the ground floor and doors to both bedrooms.

Bedroom One

Radiator and double-glazed window to the front.

Bedroom Two

Radiator and double-glazed window to the rear.

Outside

Front Garden

Enclosed by a picket fence the garden is mainly laid to lawn with some shrubs and a shared pathway leading to the front door.

Rear Garden

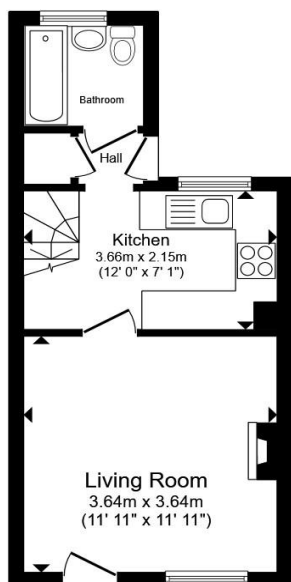
Enclosed by fencing the garden is mainly laid to lawn with access to parking at the rear of the property.

Parking

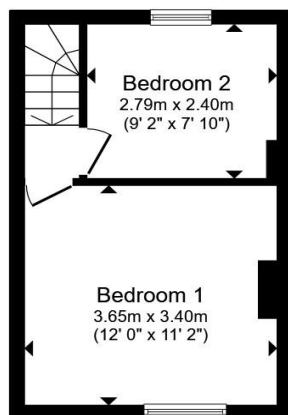
Off-road parking and a garage.

Agents Note

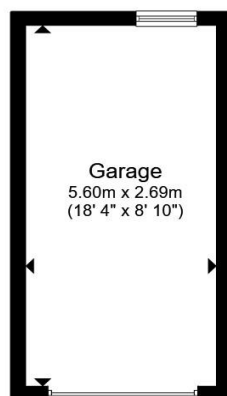
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Total floor area 63.1 m² (680 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
Station Road,
Cheddington, Leighton Buzzard

- NO UPPER CHAIN
- GARAGE & OFF-ROAD PARKING
- CLOSE TO CHEDDINGTON TRAIN STATION
- IMMACULATE CONDITION THROUGHOUT
- PRIME VILLAGE SETTING

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

guide price
£325,000



view this property online [brownandmerry.co.uk/Property/LBZ109912](https://www.brownandmerry.co.uk/Property/LBZ109912)



Property Ref:
LBZ109912 - 0004

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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



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