

## Wyngates, Leighton Buzzard, LU7 2LE
## Asking price £250,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

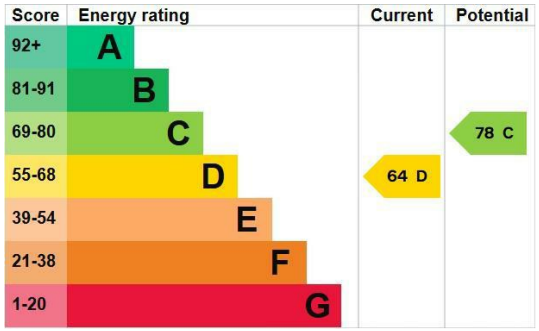
An extended and well proportioned two bedroom terraced family home, situated in this popular position on Wyngates, LU7, with accommodation spanning in excess of 1000 sqft and in need of considerable modernisation throughout.

The layout comprises an entrance hallway, living room, utility room, kitchen/dining room, downstairs w/c, first floor bedroom, family bathroom and a further bedroom located on the second floor.

Externally the property further benefits from driveway parking and a private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Buyers Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

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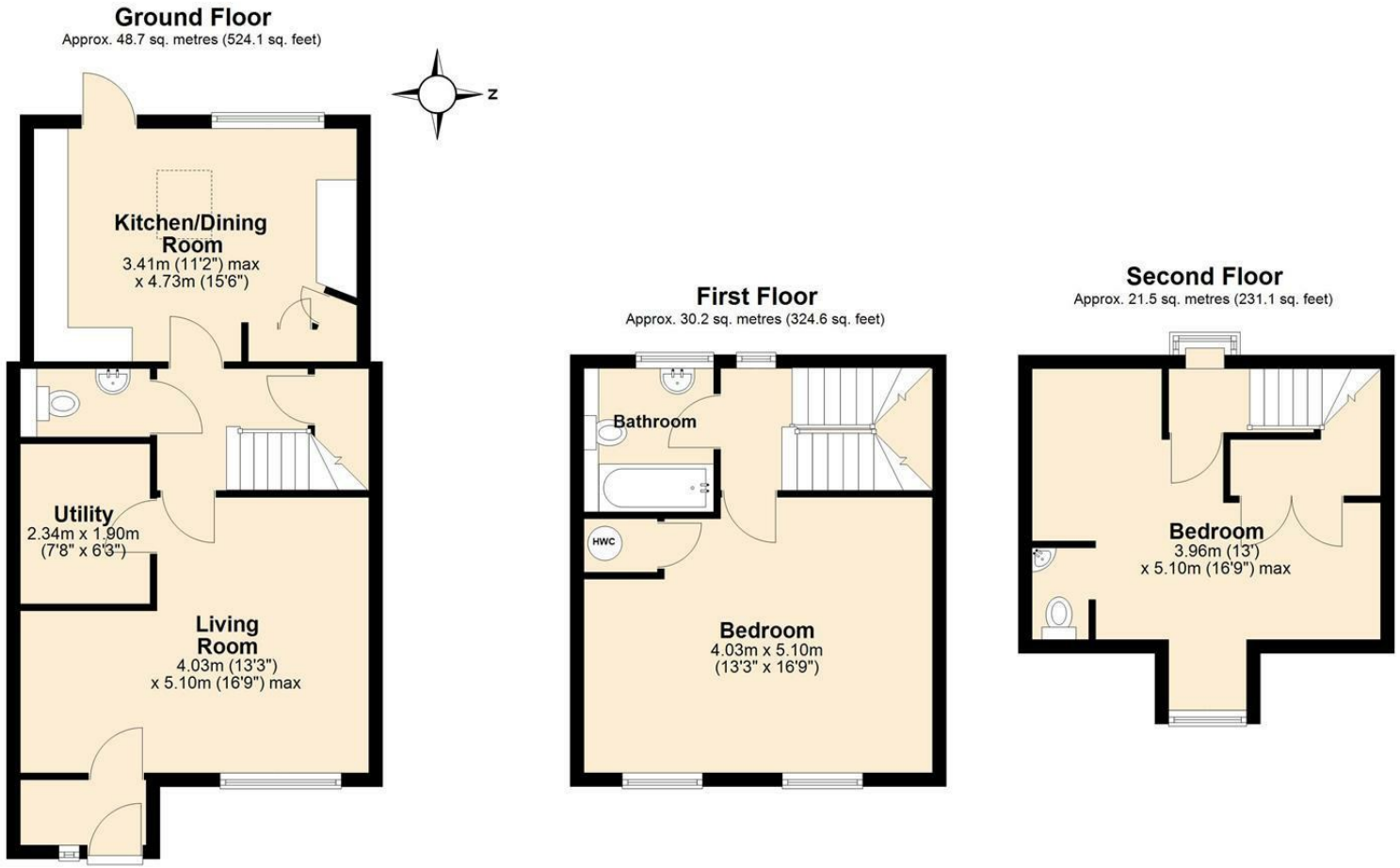


Total area: approx. 100.3 sq. metres (1079.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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