



West Side, Doggett Street, Leighton Buzzard, LU7 1BE

welcome to

West Side, Doggett Street, Leighton Buzzard

PRIVATE GARDEN! GARAGE! Combining a convenient location with practical living and desirable outside space, this is a fantastic home for first-time buyers, investors, or those looking to downsize.

Entrance Hall

Door to the side, 2 storage cupboards and a radiator. Doors to the kitchen, lounge/diner, both bedrooms and the bathroom.

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 electric hob with extractor fan over. Space for a washing machine and a fridge/freezer. Central heating boiler and serving hatch. Double-glazed window to the front.

Lounge/Diner

Electric fireplace, TV point, radiator and double-glazed box bay window to the front.

Bedroom One

Built-in wardrobe with hanging space and storage, radiator and double-glazed double doors leading out to the garden.

Bedroom Two

Radiator and double-glazed window to the rear.

Bathroom

Wall mounted wash hand basin with tiled splashback, low-level WC and a bath. Radiator and double-glazed obscured window to the side.

Outside

Rear Garden

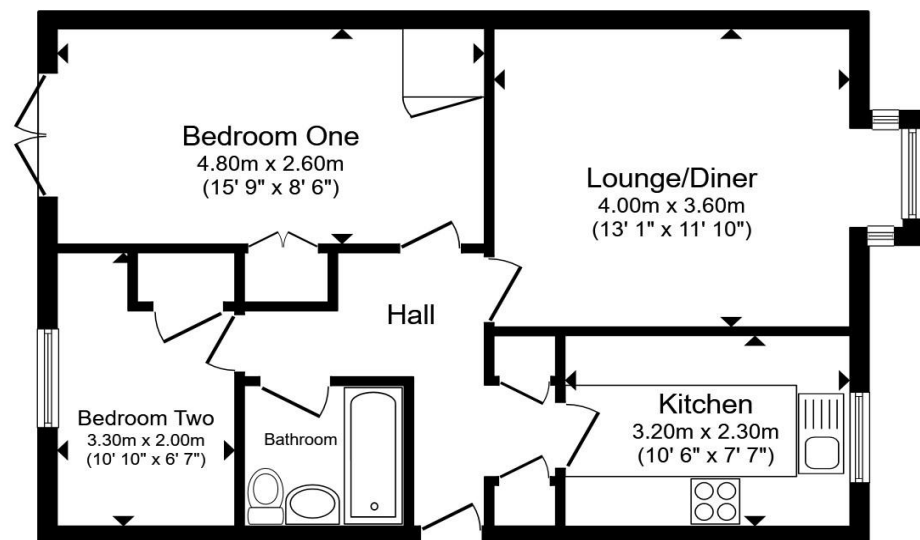
Laid with artificial grass and paved path. Storage cupboard.

Garage & Parking

Agents Note

The annual service charge & ground rent combined is £1176.00.

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.



Total floor area 54.1 m² (582 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


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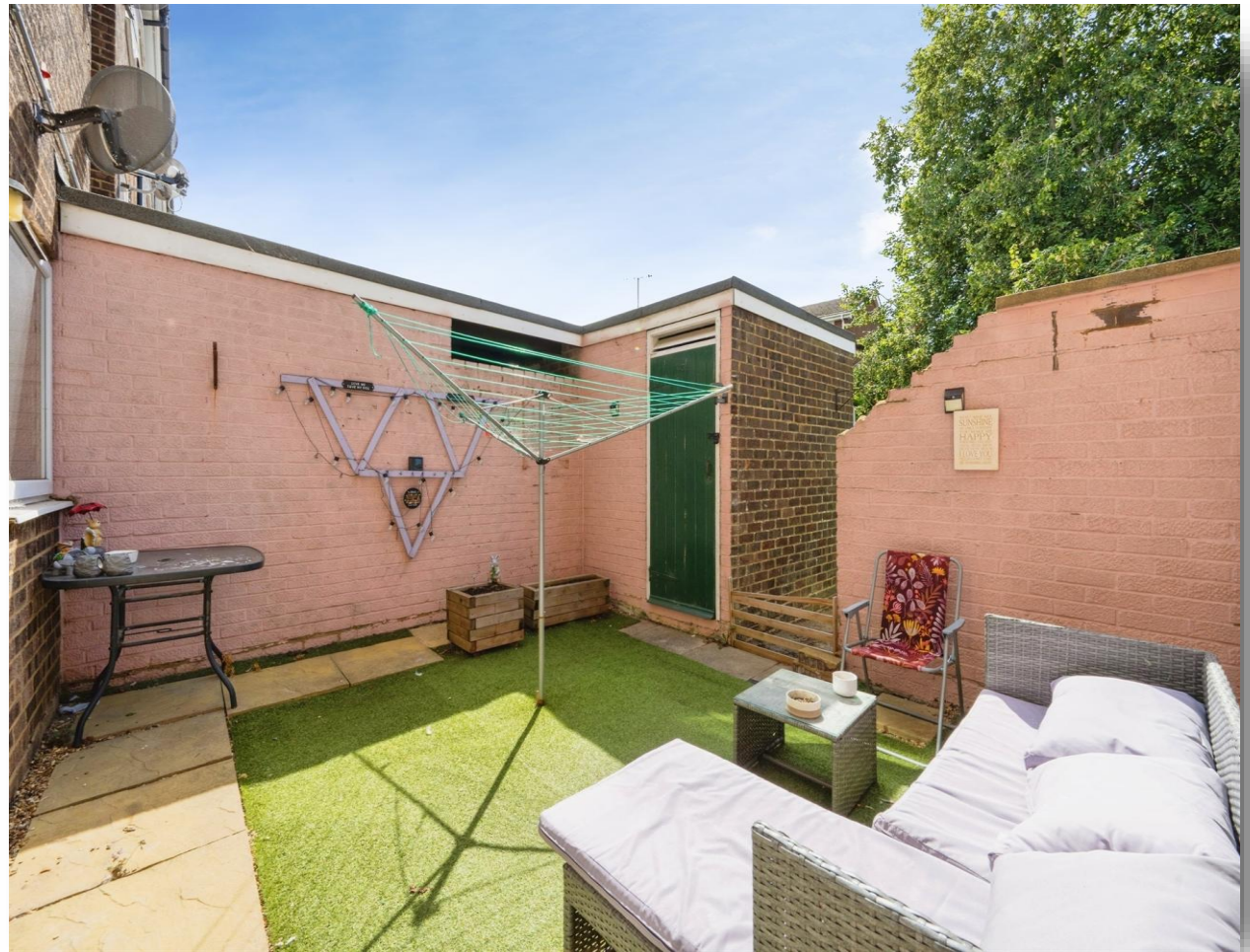
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- GROUND FLOOR APARTMENT
- PRIVATE GARDEN
- GARAGE
- WALKING DISTANCE TO THE TOWN CENTRE
- FIRST TIME OR BUY TO LET

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1176.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Apr 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price
£175,000



view this property online [brownandmerry.co.uk/Property/LBZ109915](https://www.brownandmerry.co.uk/Property/LBZ109915)



Property Ref:
LBZ109915 - 0002

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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