



Ledburn Grove, Cedars Way, Leighton Buzzard, LU7 2WE

welcome to

Ledburn Grove, Cedars Way, Leighton Buzzard

Two-Bedroom Mid-Terrace Bungalow situated in the pleasant CUL-DE-SAC of Ledburn Grove and offered with NO UPPER CHAIN. In brief the property comprises of: entrance hall, lounge/diner, kitchen, conservatory, two bedrooms and shower bathroom. Outside there is a rear garden and off-road parking.

Entrance Hall

Double-glazed door to the front and radiator.
Doors to the lounge/diner, both bedrooms and the shower room.

Lounge / Diner

Feature fireplace, TV point, 2 radiators and a storage cupboard. Double-glazed box bay window to the front. Door to the kitchen.

Kitchen

Fitted with a mix of wall and base units with work surface over, stainless steel sink with drainer and space for a cooker. Space for a washing machine and a fridge/freezer. Central heating boiler and double-glazed window to the rear. Double-glazed double doors to the conservatory.

Conservatory

Built of brick and Upvc with double-glazed windows to the rear and both sides, storage heater, double-glazed obscured window to the shower room and double-glazed double doors leading out to the garden.

Bedroom One

Radiator and double-glazed window to the rear.

Bedroom Two

Radiator and double-glazed window to the front.

Shower Room

Partially tiled with a pedestal wash hand basin, low-level WC and a corner shower cubicle. Radiator and double-glazed obscured window to the rear.





Outside Front Garden

Shingle frontage with mature shrubs and path leading to the front door.

Rear Garden

Enclosed by fencing the garden is a mix of gravel area and paved patio area. Mature shrubs borders.

Parking

There is off-road parking.

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.



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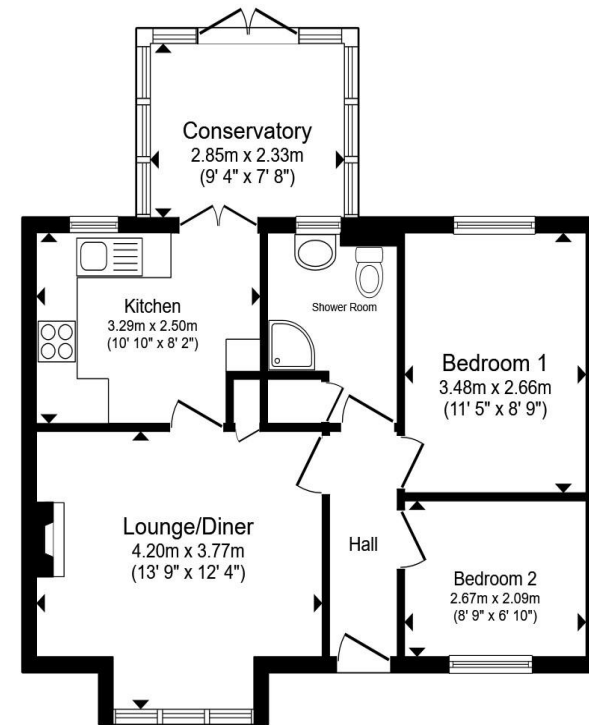
Ledburn Grove, Cedars Way, Leighton Buzzard

- TWO-BEDROOM BUNGALOW
- CHAIN FREE
- LOUNGE/DINER
- CONSERVATORY
- SHOWER ROOM

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

guide price

£280,000



Ground Floor

Total floor area 54.4 m² (586 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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Property Ref:
LBZ109948 - 0004

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