



Mill Road, Leighton Buzzard, LU7 1AU

welcome to

Mill Road, Leighton Buzzard

Attention FIRST TIME and INVESTMENT BUYERS! This Victorian terrace still holds some of its original characteristics but with a modern layout. Situated just a short walk from the town centre, local schools and commuting routes to Milton Keynes and the M1. The ideal first home!

Lounge / Diner

Double-glazed door to the front, TV point, radiator and space for a dining table and chairs. Double-glazed window to the front.

Kitchen

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, integrated electric oven and a gas hob. Integrated dishwasher and space for a washing machine. Double-glazed window to the rear and double-glazed door to the garden. Door to the bathroom and stairs to the first floor with a double-glazed obscured window to the side.

Bathroom

Fully tiled with a pedestal wash hand basin, low-level WC and a bath with shower screen and shower over. Double-glazed obscured window to the rear.

First Floor Landing

Stairs from the ground floor and doors to both bedrooms.

Bedroom One

Radiator, carpet and double-glazed window to the rear.

Bedroom Two

Radiator, carpet and double-glazed window to the front.

Outside

Front Garden

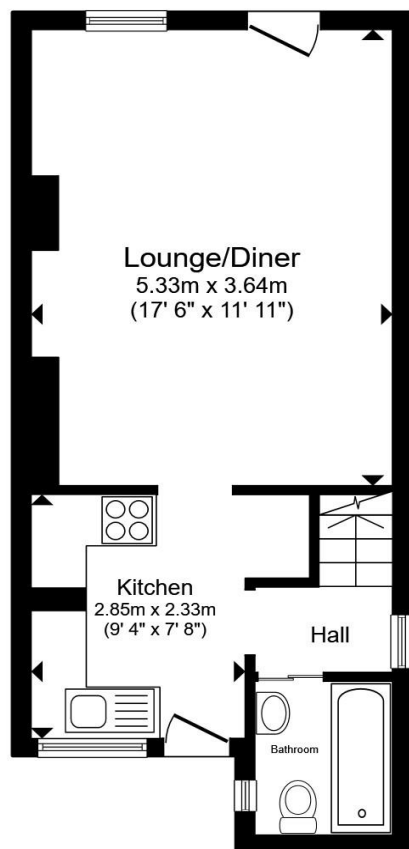
Shingle frontage with path leading to the front door.

Rear Garden

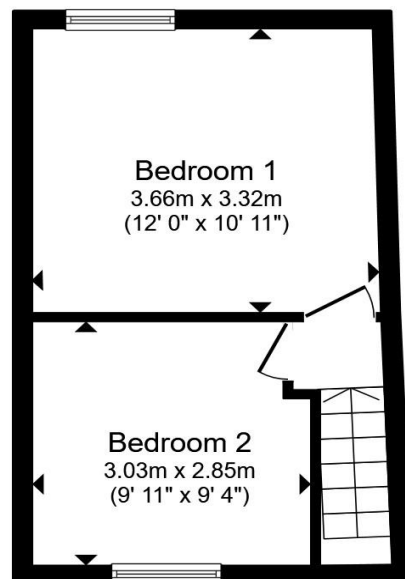
Approximately 100ft. A small patio area with a raised slate area, steps leading up to a decked area and the lawn area. Mature shrub borders and a shed with power and light.

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

Total floor area 58.0 m² (625 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
Mill Road,
Leighton Buzzard

- TWO-BEDROOM END-TERRACE
- LOUNGE/DINER
- DOWNSTAIRS MODERN BATHROOM
- REAR GARDEN OF APPROX. 100FT
- SOLAR PANELS WITH BATTERY STORAGE

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

guide price
£270,000



view this property online [brownandmerry.co.uk/Property/LBZ109931](https://www.brownandmerry.co.uk/Property/LBZ109931)



Property Ref:
LBZ109931 - 0006

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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



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



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