



Marley Fields, Leighton Buzzard, LU7 4WJ

SEMI-DETACHED | TWO BEDROOMS | RECENTLY FITTED KITCHEN AND BATHROOM | ENGINEERED OAK FLOORING DOWNSTAIRS

LANDSCAPED GARDEN | PARKING | CUL-DE-SAC |

£800.00 | Per Calendar Month

HUNTERS[®]
HERE TO GET *you* THERE

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NO ADMIN FEES AND HALF PRICE REFERENCING. Hunters are pleased to offer for let this immaculately presented two bedroom house having undergone refurbishment throughout. In a quiet location within this popular estate and situated in the hammerhead of the cul-de-sac. Beautifully appointed kitchen, oak flooring throughout the downstairs, white recently fitted bathroom, double and large single bedrooms and a private and sunny landscaped garden. Book your viewing now to avoid disappointment

ENTRANCE

Entry via UPVC door. Oak engineered flooring, electric heater. Doors into kitchen and lounge.

KITCHEN

A good range of wall and base units with work-surface over. Four ring electric hob with extractor over. Bowl sink with drainer and mixer tap over, breakfast bar. Integrated oven, space for fridge/freezer, space and plumbing for washing machine. Engineered oak flooring, electric heater, part tiled walls. Double glazed UPVC window to the front and side aspect.

LOUNGE

Double glazed UPVC bay window to the front aspect, electric heater. Engineered oak flooring, Stairs leading to the first floor.

LANDING

Fitted carpet. Doors off to bedrooms and bathroom.

BEDROOM ONE

Double glazed UPVC window to the front aspect, fitted carpet, fitted wardrobe, electric heater and airing cupboard.

BEDROOM TWO

Double glazed UPVC window to the front aspect. Fitted carpet, electric heater, loft hatch.

BATHROOM

Three piece suite comprising; Bath with glass shower screen, single taps and shower over. Pedestal wash hand basin with mixer taps, dual flush W.C. Double glazed UPVC obscure window to the side aspect, heated towel rail, part tiled walls and tiled flooring.

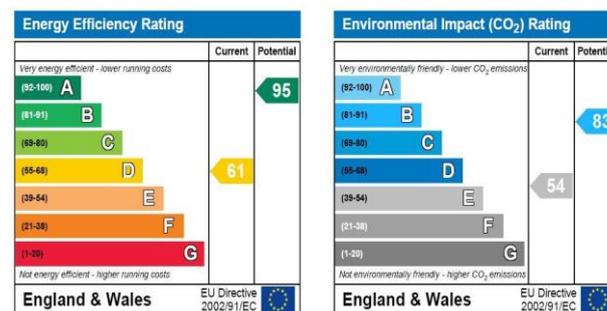
GARDEN

There is a lovely sunny, landscaped garden to the front and side of the property. Low wooden gate with path leading to front door and continuing along the side of the property. Raised decking area surrounded with mature shrubs and flower borders. The remainder is laid to lawn with stones to the left of the path. Two sheds used for storage.

PARKING

Parking for one car

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 09.00 - 18:00
Saturday - Sunday: 09.00- 17.00

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.