



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

George Street, Leighton Buzzard | £300,000  
Call us today on 01525 300899



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Attention investors and first time buyers! Opportunity to buy this three bedroom terraced Victorian home located in this highly sought after road which is within walking distance of the Leighton Buzzard Town Centre. This property comprises: Entrance hallway, open plan lounge/dining room, kitchen, downstairs family bathroom, two double bedrooms, a single bedroom and an upstairs bathroom. Additional benefits include gas heating and enclosed rear garden. Viewing is highly recommended.

#### **FRONT GARDEN**

Entry via a low level wrought iron gate with shingles embedded into low front wall. Tiled path leading to the front door.

#### **ENTRANCE HALL**

Entry via wooden door, laminate flooring and radiator with cover. Opening to lounge/dining room and door to stairs.

#### **LOUNGE/ DINING ROOM**

Wood burner style fireplace with brick hearth. Laminate flooring and radiator with cover. UPVC double glazed bay window to the front aspect and double glazed sash window to the rear aspect. Door to kitchen.

#### **KITCHEN**

A range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer tap over. Four ring gas hob with extractor over. Integrated oven and space for fridge freezer and tumble dryer. Space and plumbing for washing machine. Tiled flooring and part tiled walls. Storage cupboard under stairs. UPVC double glazed window to the side aspect. Door to lobby.

#### **LOBBY**

Tiled flooring, wall mounted Worcester boiler and UPVC double glazed door to the rear garden. Door into bathroom.

#### **DOWNSTAIRS BATHROOM**

White three piece suite comprising; bath with glass screen, mixer tap and shower attachment. Pedestal wash hand basin with single taps over and dual flush W.C. Fully tiled flooring and walls. Radiator and UPVC double glazed obscure window to the side aspect.

#### **LANDING**

Fitted carpet, fitted shelves, loft access and storage cupboard. Doors off to bedrooms and bathroom.

#### **MASTER BEDROOM**

Exposed wood flooring, radiator with cover and UPVC double glazed bay window to the front aspect.

#### **BEDROOM TWO**

Exposed wood flooring, radiator and UPVC double glazed sash window to the rear aspect. Pedestal wash hand basin with single taps and splash-back tiles.

#### **BEDROOM THREE**

Exposed wood flooring, radiator, fitted shelves and airing cupboard. UPVC double glazed sash window to the rear aspect.

#### **UPSTAIRS BATHROOM**

Bath with glass screen, mixer tap and shower over. Inset wash hand basin with mixer tap over and vanity unit under. Dual flush W.C. Fully tiled flooring and walls. Heated towel rail and UPVC double glazed obscure window to the side aspect.

#### **REAR GARDEN**

Block paved along the side and rear of the property. The remainder is laid to lawn with mature shrubs and small tree. Decking area to the rear of the garden. Wooden shed.



GROUND FLOOR  
APPROX. FLOOR  
AREA 508 SQ.FT.  
(47.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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