



3 bed terraced house to buy in

Hockliffe Road, Leighton Buzzard,
Bedfordshire, LU7 3FF

£190,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Central Town Centre Position
- ✓ Perfect For Commuting to London
Euston
- ✓ Gas to Radiator Central Heating
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

THREE DOUBLE BEDROOMS | OFF ROAD PARKING WITH ROLLER GARAGE DOOR | SPACIOUS PERIOD HOME | ON DOOR STEP OF TOWN CENTRE | PERFECT FOR COMMUTING TO LONDON

Positioned on the doorstep of the vibrant Leighton Buzzard town centre and high street, is this three double bedroom terraced home which has the rare benefit of off road parking at the rear for up to two vehicles.

Please note the property is in need of some renovation and refurbishment throughout, however has been priced accordingly.

More About The Location..... - Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.

Accommodation - The property has good sized accommodation, totalling just over 850 square feet. To the ground floor there is an entrance hallway with an understairs cupboard, front to back lounge/dining room and a separate kitchen area with a door leading out to the garden. Stairs then lead up to the first floor landing with three generous double bedrooms and a family bathroom.

Exterior & Gardens - The property has a good sized rear garden, partially enclosed by timber fencing, features a paved patio for seating and gated access to the side access.

Parking - There is off road parking for one vehicles or two small vehicles at the rear of the property, just beyond the garden fencing. Additionally there is access from the roadside through a roller garage door.

Utilities Connected - The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Terraced House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

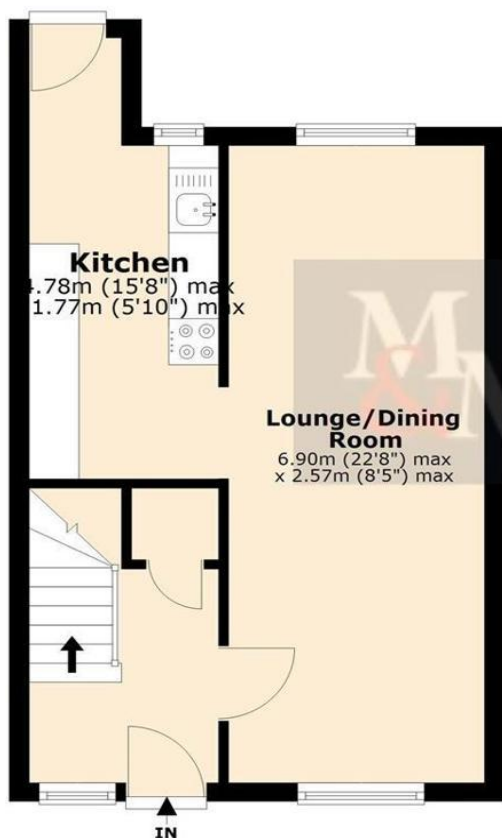
Sewerage: Standard UK domestic

Air conditioning: No

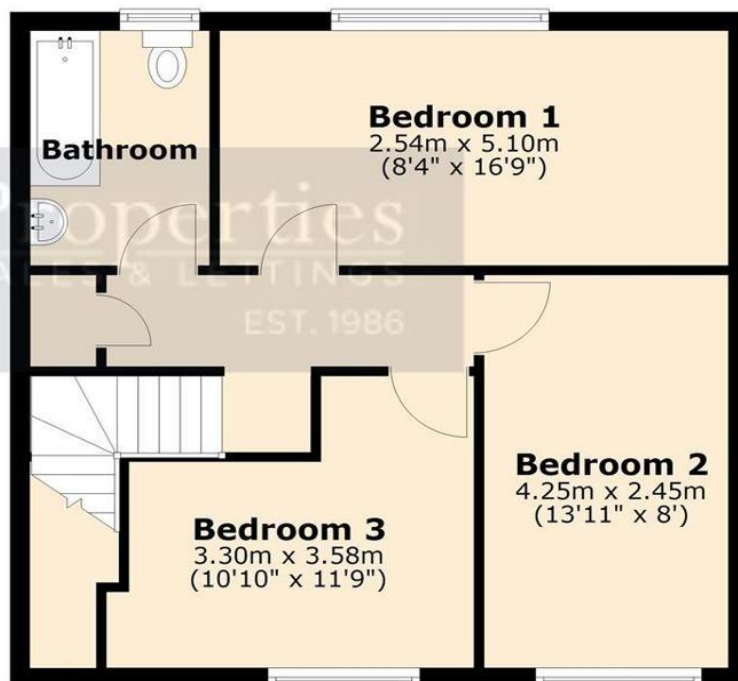
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Hockliffe Road, Leighton Buzzard, Bedfordshire, LU7 3FF

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

