





Feanor Gardens, Leighton Buzzard, LU7 3SD

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welcome to

Feanor Gardens, Leighton Buzzard

A fantastic opportunity to acquire a modern, low-maintenance home, ready to move straight into. TWO DOUBLE BEDROOMS, KITCHEN/DINER, ALLOCATED PARKING, IMMACULATE CONDITION!

Entrance Hall
Double-glazed door to the front and doors to the cloakroom and the lounge.

Cloakroom
Partially tiled with a wash hand basin and low-level WC. Radiator.

Lounge
Stairs to the first floor, radiator and double-glazed window to the front. Door to the kitchen/diner.

Kitchen/Diner
Fitted with a mix of wall and base units with work surface over, sink with drainer, integrated electric oven and gas hob with extractor fan over. Integrated dishwasher and fridge/freezer. Space for a washing machine and double-glazed window to the rear. Double-glazed French doors leading out to the garden.

First Floor
Landing
Stairs from the ground floor and loft access. Doors to both bedrooms and the family bathroom.

Bedroom One
Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the front.

Bedroom Two
Radiator and double-glazed window to the rear.

Bathroom
Partially tiled with a wash hand basin, low-level WC and a bath with mixer tap and shower over.









Outside
Rear Garden
Enclosed by fencing the garden is mainly laid to lawn with a paved patio area, storage shed and gated side access.

Parking
Allocated parking for 2 cars.

Agents Note
There is a management fee payable of £190.00 per annum.

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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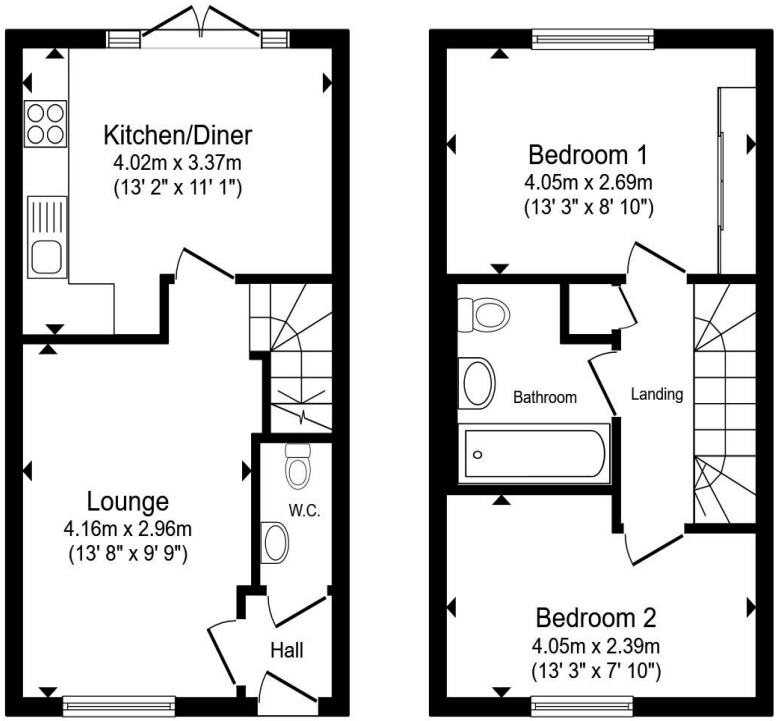
Feanor Gardens, Leighton Buzzard

- PERFECT FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- ALLOCATED PARKING
- MODERN DEVELOPMENT

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

guide price

£320,000



Total floor area 61.0 m² (657 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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The Property Ombudsman

Property Ref:
LBZ110046 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01525 372021

LeightonBuzzard@brownandmerry.co.uk

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

brownandmerry.co.uk

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