



Nelson Road, Leighton Buzzard
LU7 3EE

Offers In Excess Of
£325,000



Nelson Road, Leighton Buzzard

DESCRIPTION

Situated on a generous corner plot is this three-bedroom semi-detached home on Nelson Road which presents an excellent opportunity for buyers looking to create their ideal family home. Offered to the market with no onward chain, the property has already undergone a number of significant improvements, allowing the next owner to add their own style and complete the project to their taste.

The accommodation comprises an entrance hall, comfortable lounge, separate dining room and a generous-sized kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

The current owners have carried out a range of upgrades including new windows and doors, external rendering and internal plastering, providing a fantastic blank canvas throughout.

Externally, the property benefits from a substantial frontage thanks to its corner plot position, along with a rear garden featuring a decking area and an outbuilding offering useful storage or potential for a variety of uses.

This is a fantastic opportunity for purchasers seeking a home with great potential in a well-established residential location.

Leighton Buzzard offers a wide range of shops, cafés and amenities, as well as excellent transport links including the nearby Leighton Buzzard railway station providing direct services to London Euston, making it a convenient location for commuters.

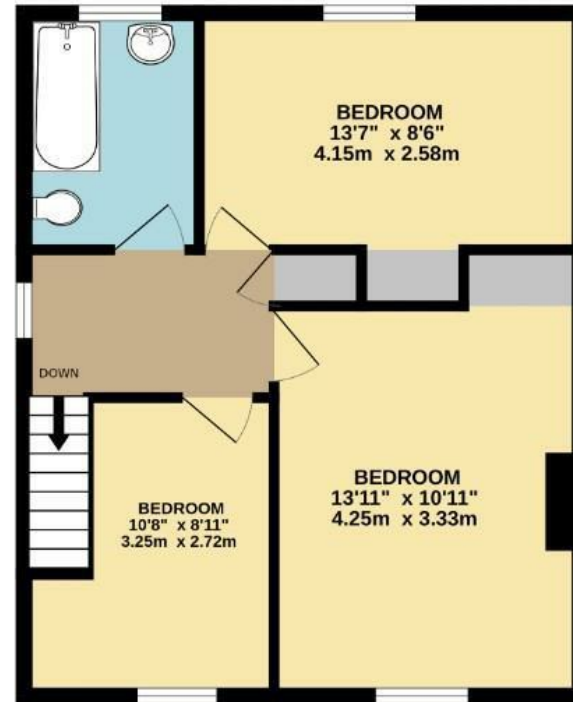




GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



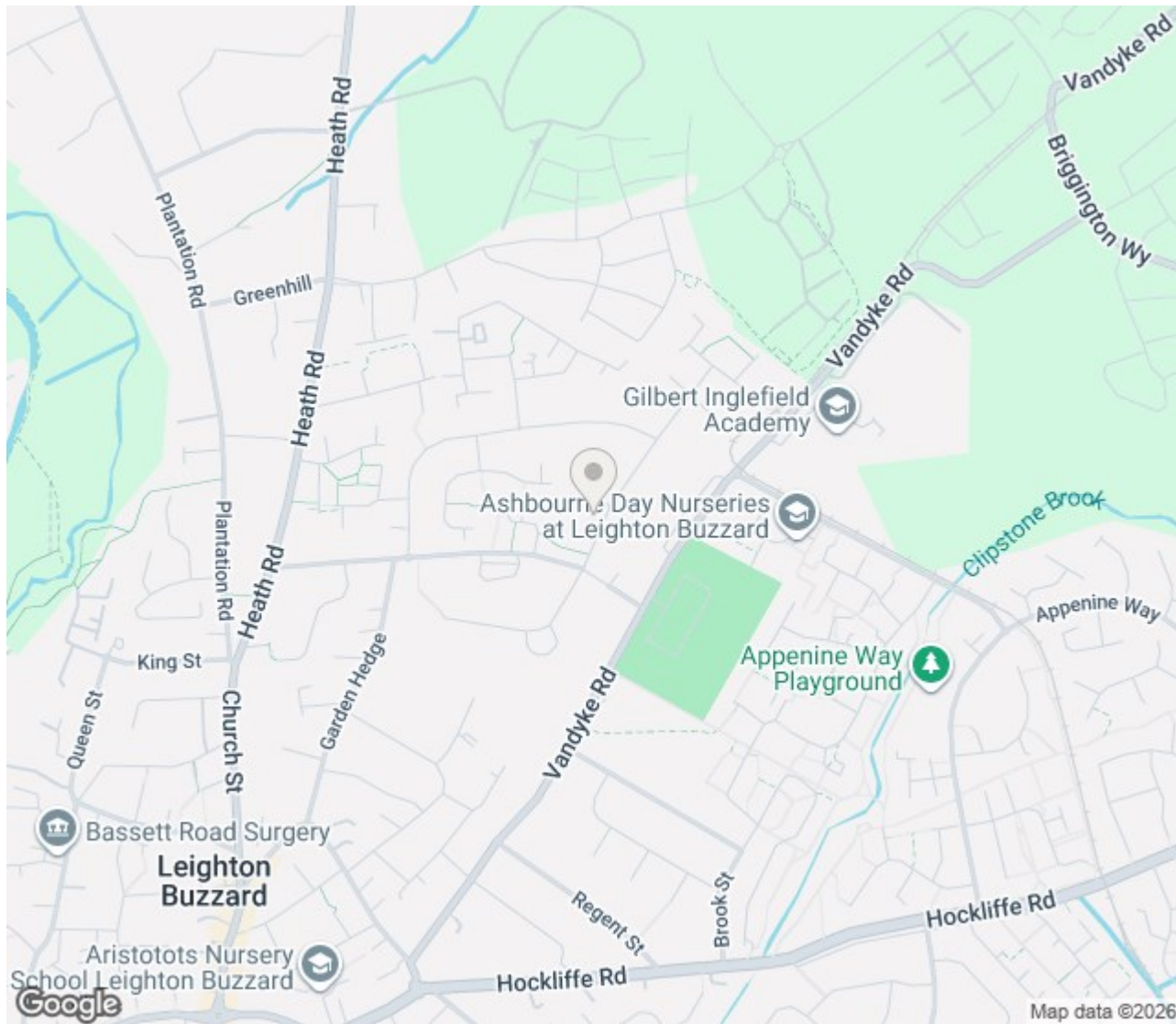
1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

