



HUNTERS®
HERE TO GET *you* THERE

1 Porus Piece, Leighton Buzzard, LU7 9SL

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Offers In Excess Of £250,000

- TWO BEDROOM COACHHOUSE
- KITCHEN/ LOUNGE
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- HIGHLY SOUGHT AFTER LOCATION
- GARAGE
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- INTERACTIVE VIRTUAL TOUR

This immaculate TWO DOUBLE BEDROOM coach house is located within a very popular location with easy access of Leighton Buzzard Town Centre and local amenities including, local playground and supermarkets.

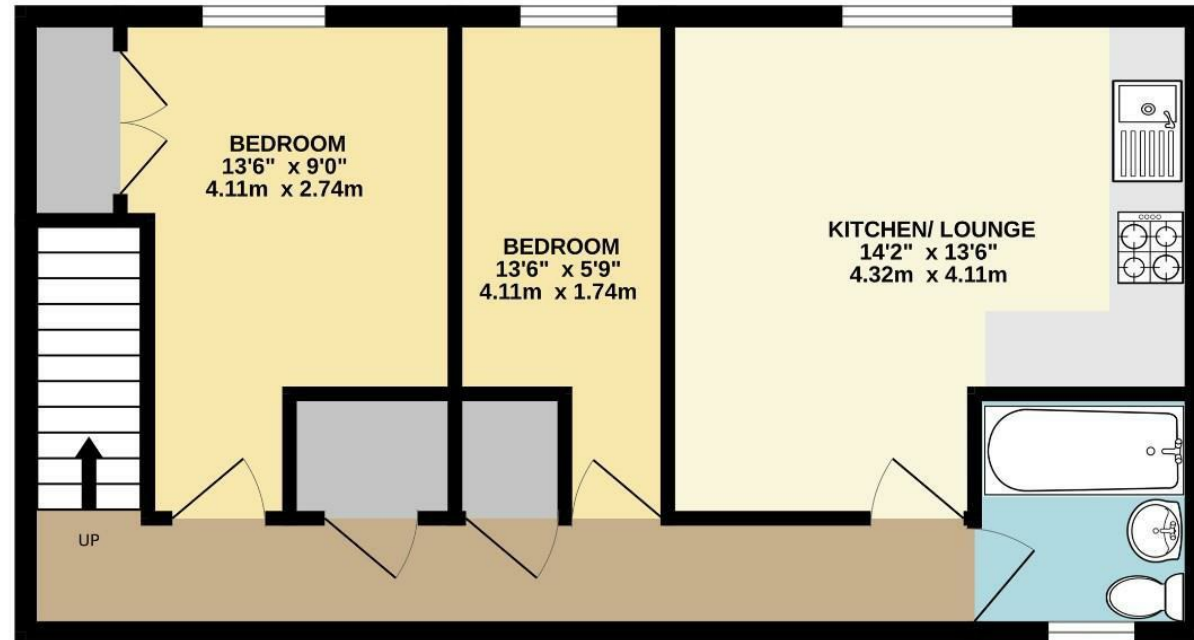
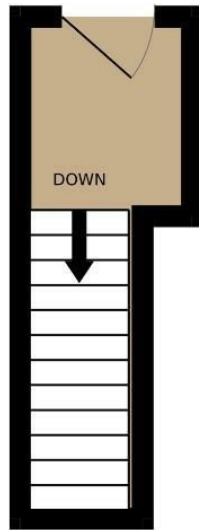
The property comprises; entrance hall, lounge/kitchen, bathroom and two double bedrooms. Outside the property boasts a garage.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
51 sq.ft. (4.8 sq.m.) approx.

FIRST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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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Entrance

Composite door to front aspect. Fitted carpet. Radiator. Stairs to first floor.

Landing

Fitted carpet. Radiator. Two storage cupboards.

Lounge/Kitchen

Two double glazed windows to front aspect.. Radiator. 1½ bowl single drainer sink unit with chrome mixer tap. Roll top work surface. A range of wall and floor mounted units comprising both cupboards and drawers. Four ring gas burner with splashback and extractor hood over. Electric oven. Wall mounted gas central heating boiler. Integrated fridge/freezer.

Bathroom

Double glazed window to rear aspect. Radiator. Laminate flooring. Three piece white bathroom consisting of W/C, wash hand basin and bath-over head shower. Extractor fan.

Bedroom One

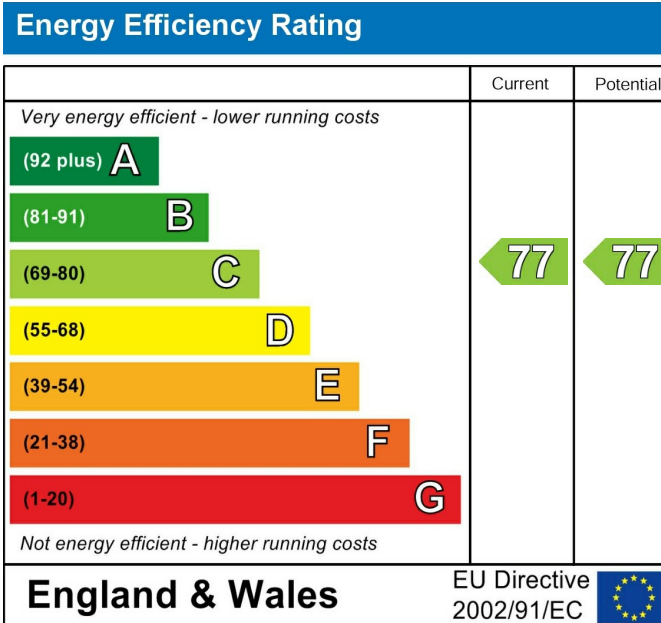
Double glazed window to front aspect. Fitted carpet. Radiator. Access to loft. Built in wardrobe

Bedroom Two

Double glazed window to front aspect. Fitted carpet. Radiator.

Garage

Up and Over door.



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. 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.

