

12 Woburn Road, Heath and Reach, Leighton Buzzard, Bedfordshire LU7 0AW

*GUIDE PRICE **£165,000+** (plus fees)



A refurbished two bedroom period cottage located in a village setting close to Leighton Buzzard.

This attractive well presented two bedroom mid-terraced cottage has recently undergone refurbishment that includes a new central heating system, kitchen and bathroom. The property is well located in the village of Heath and Reach which is only two miles from Leighton Buzzard Town Centre with its associated amenities including the railway station with a journey time of approximately 30 minutes into London Euston station.

Ground Floor Accommodation:

Sitting room, dining room, kitchen and bathroom.

First Floor Accommodation:

Landing and two bedrooms.

Outside:

At the front is a small walled garden and there is a fenced rear garden that is mainly laid to lawn approximately 100 feet deep.

Open House Viewings:

Fri 28 Sep: 11:00 – 11:30
Sat 29 Sep: 12:30 – 13:00
Fri 5 Oct: 11:00 – 11:30

Partner Agent



Tenure: Freehold

Local Authority: Central Bedfordshire Council 0300 300 8307

Solicitors: Daltons Solicitors, 16 The Avenue, Eastbourne, East Sussex BN21 3YD, Ref: Miss Sotira Ellen Georgiou – sam@daltons-solicitors.co.uk, Tel: 01323 720040

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: There is no Buyer's Premium payable on this lot.

Administration Charge: Buyers will be required to pay an administration fee of £900 incl. VAT.

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.