



12 Capshill Avenue, Leighton Buzzard, Bedfordshire. LU7 3PR

- 2 bedrooms
- Vacant - no upper chain
- Double glazed
- Gas to radiator heating
- Lounge measures 22'4 x 11'2
- kitchen measures 15'6 x 8'7
- Viewing recommended
- Enclosed rear garden



PROPERTY DESCRIPTION

SQUARES THE ESTATE AGENTS ARE PLEASED TO OFFER AN EXTENDED 2 BEDROOM SEMI DETACHED BUNGALOW FOR SALE,

Vacant - no upper chain,

Garage and driveway,

Enclosed rear garden,

Lounge measures 22'4 x 11'2

Kitchen measures 15'6 x 8'7

Sun room

Double glazed,

Gas to radiator heating,

Popular location,

Viewing highly recommended.



ROOM DESCRIPTIONS

Entrance Hall

Double radiator, fitted carpet, coving to ceiling with smoke detector, access to loft, doors to all rooms except bedroom 1 and sun room

Lounge/diner

11' 2" x 22' 4" (3.40m x 6.81m)

Double glazed bow window to side, two double radiators with thermostatic valve, fitted carpet, telephone point, TV point, dado rail, coving to ceiling, door to bedroom 1

Kitchen/breakfast room

8' 7" x 15' 6" (2.62m x 4.72m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splash backs, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker with pull out extractor hood over, two double glazed windows to front, double radiator with thermostatic valve, vinyl flooring, coving to ceiling, double glazed door to garden.

Bedroom 1

9' 7" x 13' 9" (2.92m x 4.19m)

Double glazed window to side, double radiator with thermostatic valve, fitted carpet, coving to ceiling

Bedroom 2

9' 7" x 8' 8" (2.92m x 2.64m)

Double glazed window to side, single radiator with thermostatic valve, fitted carpet, coving to ceiling

Shower room

Fitted with three piece suite comprising with tiled shower cubicle with fitted and folding glass screen, pedestal wash hand basin and low-level WC, double glazed window to front, vinyl flooring

Conservatory/sun room

4' 2" x 10' 9" (1.27m x 3.28m)

Double glazed construction, door to garden.

Exterior

Front Garden

Enclosed by a wall, lawn, flower and shrub borders, driveway to side leading to garage

Rear Garden

Paved patio areas, lawn, flower and shrub areas, fencing, side gated access.

Garage

10'5 x 18'7 garage with power and light, courtesy door to garden,

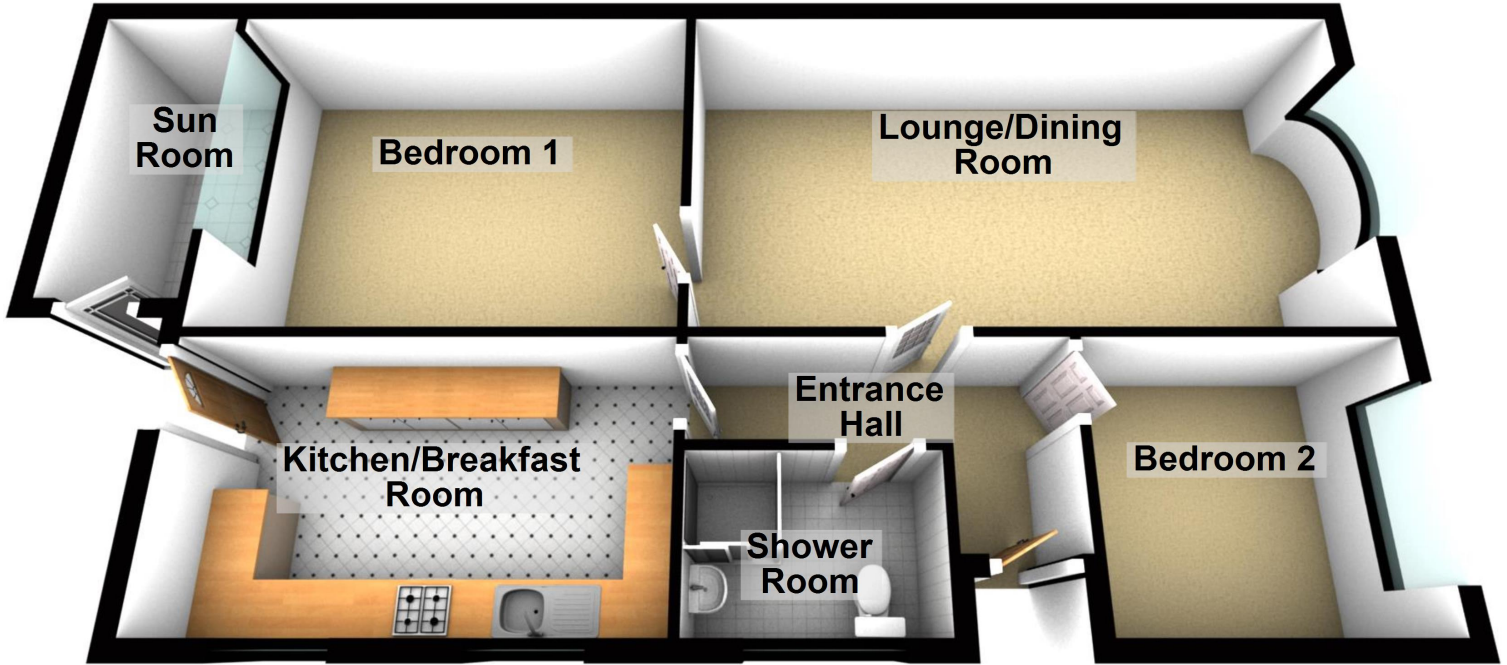


FLOORPLAN & EPC



Ground Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



Total area: approx. 72.2 sq. metres (777.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Leighton Buzzard
 38, High Street, Leighton Buzzard, LU7 1EA
 01525 852255
 sales@squaresestateagents.co.uk