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**3 Cutlers Way, Leighton Buzzard,
Bedfordshire, LU7 3YR**

£285,000 Freehold

- Refitted Bathroom
- Refitted Kitchen/Dining Room
- Conservatory
- Garden
- Driveway for two cars
- Two Double Bedrooms
- Close to Leighton Buzzard Town Centre
- EPC Rating



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We are pleased to present this beautifully refurbished two-bedroom terraced home, ideally situated within walking distance of the town centre. Immaculately maintained, the property offers a well-designed layout that includes an entrance porch, a spacious lounge, a modern kitchen/dining room, a bright conservatory, two generously sized double bedrooms, and a stylish bathroom. Additional features include double glazing, gas central heating, a private garden, and convenient driveway parking. Early viewing is highly recommended.

located close to the town centre and positioned within a cul-de-sac the property is a must view for first time buyers, investors or someone downsizing. The property offers something to everyone.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

Ground Floor
Approx. 31.8 sq. metres (341.9 sq. feet)



First Floor
Approx. 25.3 sq. metres (272.5 sq. feet)



Total area: approx. 57.1 sq. metres (614.4 sq. feet)