



Bassett Court, Leighton Buzzard, LU7 1BB





**4 Bassett Court  
Bassett Road  
Leighton Buzzard  
Buckinghamshire  
LU7 1BB**

## **Offers In Excess Of £220,000**

**A THREE BEDROOM END OF TERRACE** property in a small secluded court with only three similar dwellings. This desirable location is conveniently situated, being only a short walk to the centre of this desirable market town, walking distance from the local high street, supermarkets, pubs and schools as well the Leighton Buzzard train station providing an easy commute to London Euston in approximately 32 minutes.

The accommodation in brief comprises entrance hall, DUAL ASPECT LOUNGE, kitchen, first floor landing, master bedroom, two further bedrooms and family bathroom. The benefits include gas to radiator central heating, enclosed rear garden and off road parking in front for one vehicle. The property has recently undergone some redecoration and is offered with NO UPPER CHAIN. Internal viewing is recommended as the property is keenly priced. EPC rating D.

- Secluded Court Yard Location
- Short Walk To Town Centre
- Close to Mainline Train Station
- Gas To Radiator Central Heating
- Rear Garden
- Off Road Parking
- In Need Of Some Modernisation
- No Upper Chain
- Keenly Priced
- EPC Rating D





### Entrance Hall

Enter via hardwood door with obscure glazed panels into entrance hall. Stairs to first floor. Doors to lounge and kitchen. Understairs storage cupboard. Radiator. Decorative beams to ceiling.

### Lounge

Dual aspect with single glazed windows to front and rear. Radiator. Wall mounted gas fire. T.V. point. Decorative beams to ceiling.

### Kitchen

Hardwood door with single glazed panel and single glazed window to rear aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Space for gas cooker. Plumbing for washing machine. Space for fridge and freezer. Integrated wine rack. Tiled to splashback areas. Radiator. Ceramic tiled flooring.

### First Floor Landing

Single glazed window to front aspect. Door s to all rooms. Radiator. Access to loft.

### Master Bedroom

Single glazed window to rear aspect. Radiator.

### Bedroom Two

Single glazed window to rear aspect. Radiator. Telephone point. Airing cupboard.

### Bedroom Three

Single glazed window to front aspect. Radiator. Telephone point. Laminate wood flooring.

### Family Bathroom

Obscure single glazed window to front aspect. White suite comprising low level w.c., wash hand basin and panel bath with shower over. Tiled walls to half height. Ceramic tiled flooring.

### Exterior

Front parking for one vehicle.

### Rear Garden

Paved patio area. Concrete hardstanding. Timber shed to remain. Fully enclosed by timber fencing. Gated side access leading to front.

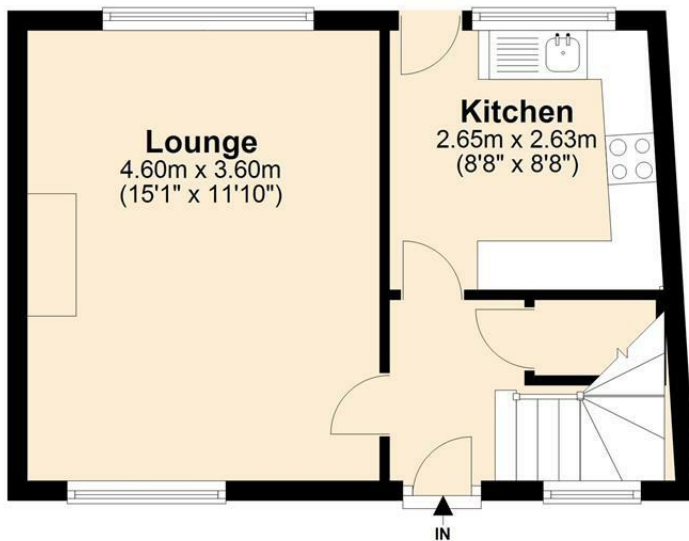
### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.





## Ground Floor



## First Floor



## Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

01908 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages.

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.

Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	58
(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	

