Sears & Co
estate & letting agents



Summerleys, Edlesborough, LU6 2HR
Per month £1,300 Per month

** Available Now **

A well presented two bedroom character cottage, offering a combination of traditional features and modern finishes throughout situated in popular position on Summerleys, Edlesborough, LU6.

The ground floor accommodation comprises a welcoming living room with a feature brick fireplace and wood burning stove, alongside a modern fitted kitchen with a range of appliances and breakfast bar. The first floor offers two bedrooms and a refitted family bathroom.

Externally the property further benefits from a generous private rear garden, predominantly laid to lawn with a paved patio area, ideal for outdoor entertaining, and a useful garden shed.

Council Tax Band C. Unfurnished. Contact sole appointed selling agents Sears & Co to arrange a viewing.







Sears & Co

www.searsandco.co.uk call: 01442 254 100





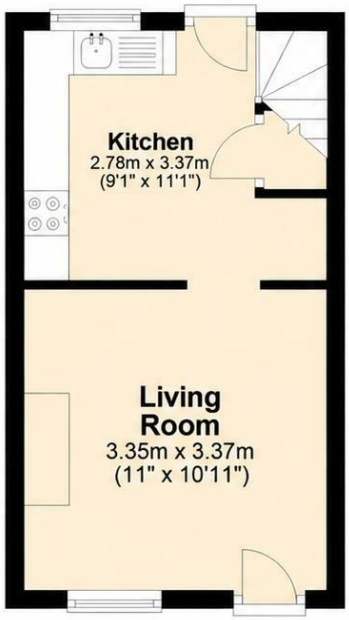


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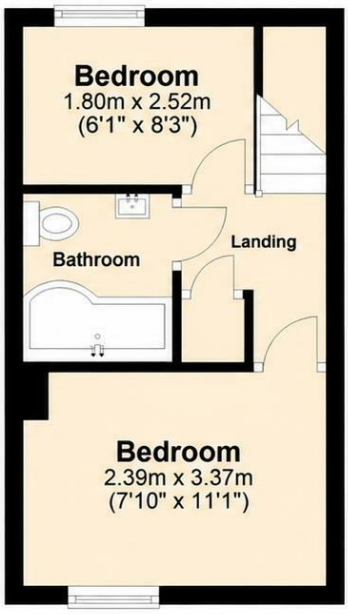
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Floorplans

Ground Floor
Approx. 21.0 sq. metres (225.8 sq. feet)

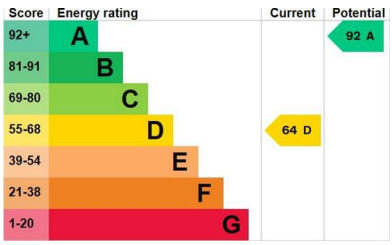


First Floor
Approx. 20.8 sq. metres (224.2 sq. feet)



Total area: approx. 41.8 sq. metres (450.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
For further information see the Property Misdescriptions Act.

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