

Love Homes



Rose Walk, Toddington, Bedfordshire, LU5 6FB

This well presented two bedroom end of terrace home is situated on a generous size plot within a popular residential location and enjoys well balanced living space ideal for first time, investment buyers or those wishing to downsize.

The accommodation briefly comprises; an entrance hall, a living room with feature gas fireplace, a modern kitchen/breakfast room overlooking the rear garden with integrated dishwasher, fridge/freezer and washing machine, a spacious main bedroom with fitted wardrobes, a further single bedroom and a modern family bathroom suite. Further benefits include double glazed windows and gas to radiator central heating.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



2.6m

Tenure: Freehold



2



1

Council Tax: C

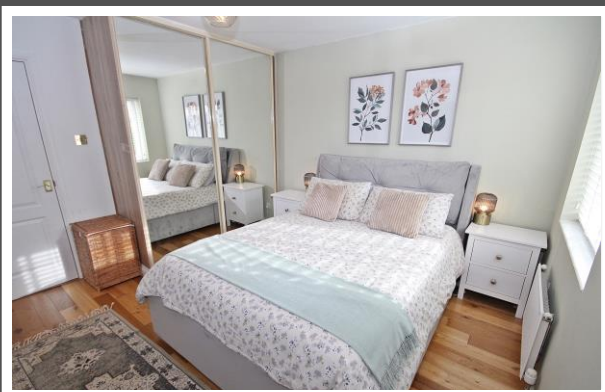


1

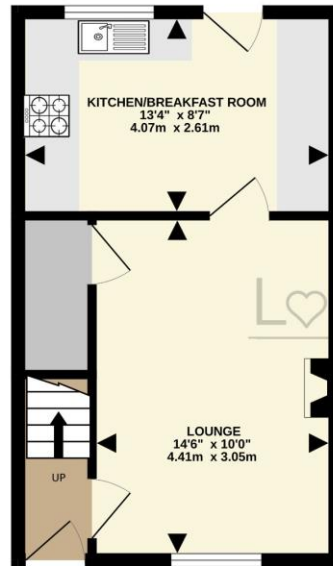




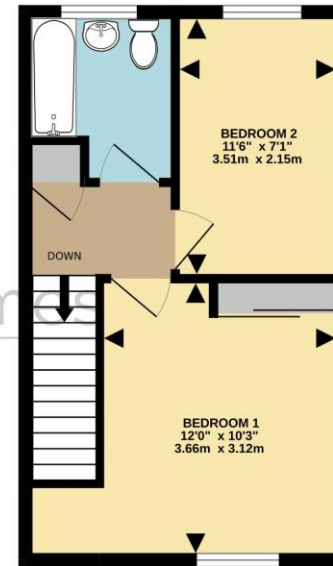
"We have loved living at Rose Walk for the past few years! The local amenities in Toddington are great, you have everything you could need just a short walk away on the high street. The easy access to the M1 and the A5 have also been convenient for our work - so many places are within a 30 minute drive it's perfect. Due to working from home more and a growing family we're seeking more space but we feel excited for whoever gets to live in this gorgeous home next, we hope they enjoy it as much as we have."



GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



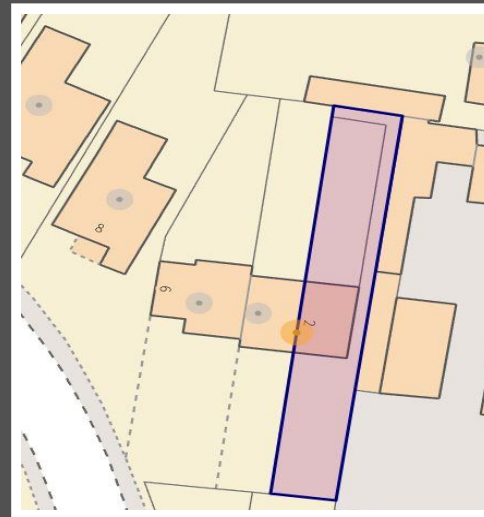
1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



Love Homes

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING TO FOLLOW



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Love Homes has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, are exclusive of VAT. We retain the copyright in all advertising material used to market this Property. All information is as advised by the seller and subject to change. Council tax bands can be subject to change by the local council.

5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY
Tel: 01525 713111

Email: flitwick@lovehomes.uk

www.lovehomes.uk



Love Homes