



10 Woburn Road

, Heath And Reach, LU7 oAW

£1,100 Per Calendar Month



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C



WATSONS

LETTING SINCE 1961

10 Woburn Road, Heath And Reach, LU7 0AW

TWO BEDROOMS - NEWLY REFURBISHED - NEWLY DECORATED AND NEW FLOORING THROUGHOUT - VILLAGE LOCATION - EPC RATING C - Watsons are delighted to offer for let this two bedroom terrace cottage in the centre of the Village of Heath and Reach. The property provides excellent access to the A5, and has been refurbished ready for a new tenancy. The accommodation comprises lounge diner, newly re-fitted kitchen with electric cooker and mini fridge/freezer, garden room, stairs to first floor, two bedrooms (both with wardrobes), bathroom with shower over the bath, usable bonus loft area, and rear garden. Further benefits include gas central heating and double glazing. The property is offered Unfurnished, and is available immediately.

EPC Rating - Band C

Council Tax - Band B



Lounge / Diner

21'10 (max) x 9'11 (max)
(6.65m (max) x 3.02m (max))

Kitchen

16'5 x 6'3 (5.00m x 1.91m)

Garden Room

12'5 (max) x 9'11 (max)
(3.78m (max) x 3.02m (max))

Stairs to First Floor

Bedroom One

10'10 x 10'4 (3.30m x 3.15m)

Bedroom Two

7'4 x 6'4 (2.24m x 1.93m)

Bathroom

Garden



Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

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