



21 Nicolson Drive

, Leighton Buzzard, LU7 4HQ

£1,300 PCM



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**WATSONS**  
LETTING SINCE 1961



## 21 Nicolson Drive, Leighton Buzzard, LU7 4HQ

Watsons are delighted to offer for let this well presented two bedroom end terrace house on the popular Billington Park Development. The property benefits from having undergone redecoration, and the accommodation comprises; Entrance hallway, cloakroom / WC, re-fitted kitchen with oven and hob units, lounge / diner with feature fireplace and sliding doors to the garden, stairs to first floor, two double bedrooms, bathroom, enclosed rear garden, and allocated parking to the rear. The property is offered Unfurnished, and is available immediately.

EPC Rating - Band C

Council Tax - Band C



**Entrance Hallway**

**Cloakroom / WC**

**Kitchen**

9'7 x 6'1 (2.92m x 1.85m)

**Lounge / Diner**

14'8 x 12'9 (4.47m x 3.89m)

**Stairs to First Floor**

**Bedroom One**

12'9 x 8'7 (3.89m x 2.62m)

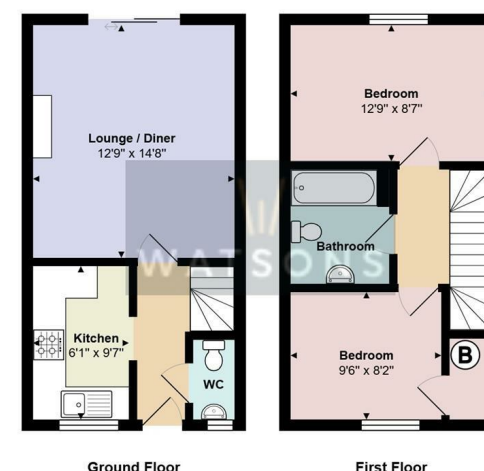
**Bedroom Two**

9'6 x 8'2 (2.90m x 2.49m)

**Bathroom**

**Rear Garden**

**Allocated Parking**



Ground Floor

First Floor

Total Area: 634 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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