



6 Howell Hill Close

Mentmore | Leighton Buzzard | Buckinghamshire | LU7 0TZ



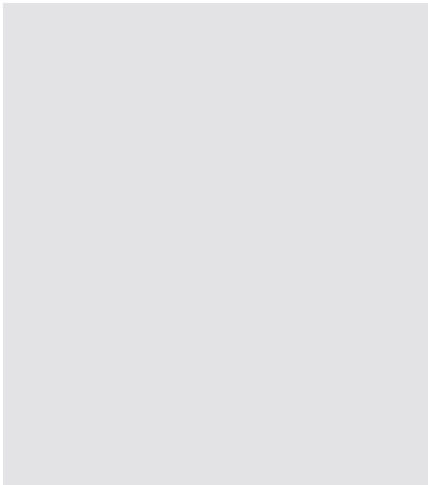
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Williams are delighted to offer this delightful two bedroom barn conversion situated in the village of Mentmore. The Property consists of entrance hall, kitchen dining room, lounge with spiral staircase to first floor, master bedroom with built in wardrobes, second bedroom with built in wardrobes, family bathroom, maintained grounds, carport with storage cupboard, spectacular views over countryside. Viewing highly recommended. Available mid November!!!

Per month £1,100 Per month





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E		45	47
(01-00) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.