







**Guide Price**  
**£325,000**

Tucked away in a quiet cul-de-sac only a short distance from all the local amenities of Dunstable and a 25 minute drive from Luton Airport, this 3 bedroom end of terrace home is welcomed to the market offering open plan lounge/dining room, kitchen, upstairs bathroom, private rear garden, garage and parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, alarm system, radiator, door to:

## LOUNGE/DINING ROOM

Double glazed bay window to front aspect, double glazed window and patio door to rear. Feature fireplace, two radiators, under stairs storage cupboard.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, integrated oven and gas hob with extractor fan, space for fridge freezer, space for washing machine, under stairs storage cupboard, alcove housing boiler.

## LANDING

Double glazed frosted window to side aspect. Cupboard housing water cylinder.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobe.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard, access to loft space.

## BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower over, wash hand basin in vanity unit with mixer tap, low level WC, heated towel rail, tiled walls and floor.

## OUTSIDE

### PARKING

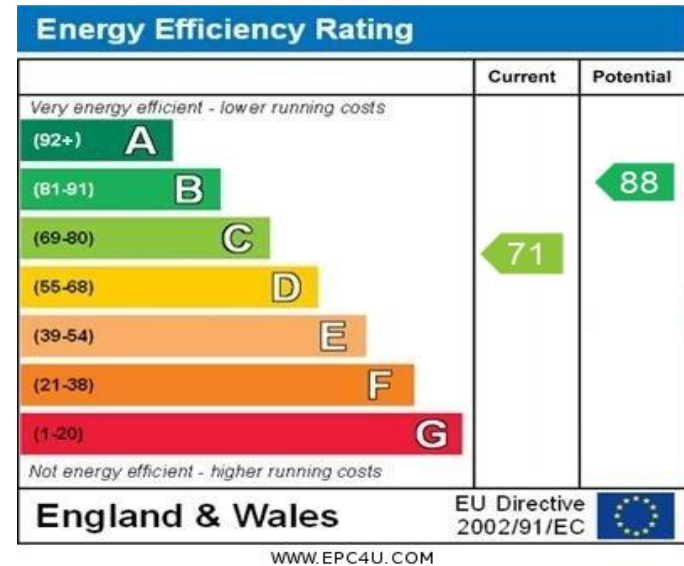
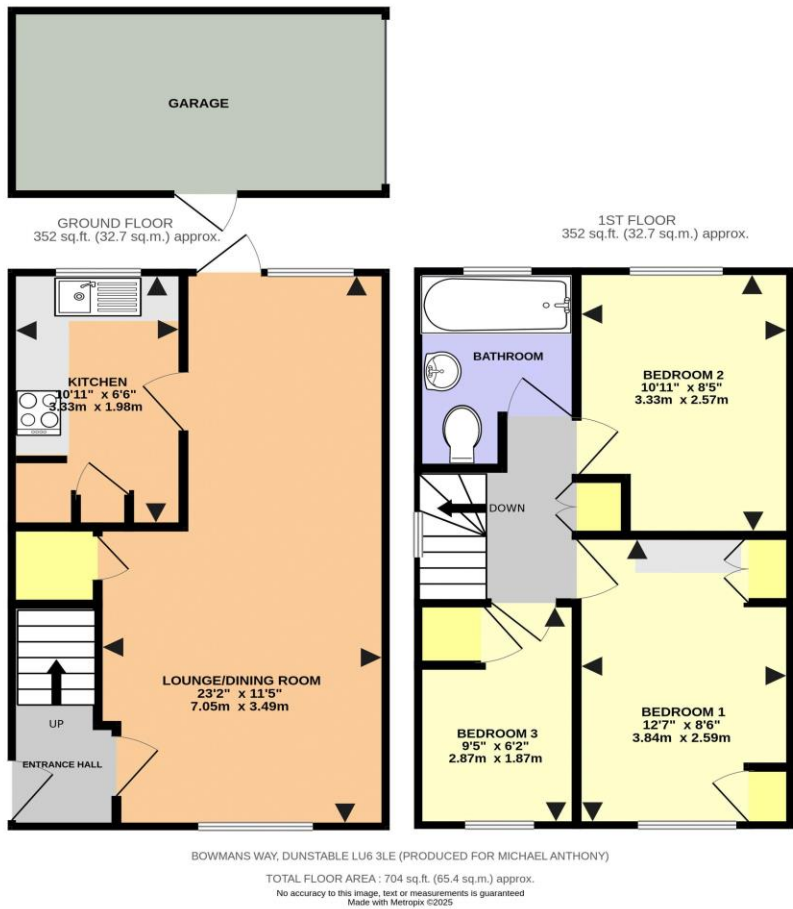
One allocated parking space.

### FRONT GARDEN

Path to front door, outside light, lawn area.

### REAR GARDEN

Patio area, lawn areas, flower and shrub beds, path leading to gated rear access, outside tap, outside light, shingled area.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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