



## 120 Cemetery Road, Houghton Regis, LU5 5DE

A well presented terraced property nestled within a sought after cul-de-sac in Houghton Regis, perfect for those stepping onto the property ladder for the first time or an ideal investment opportunity.

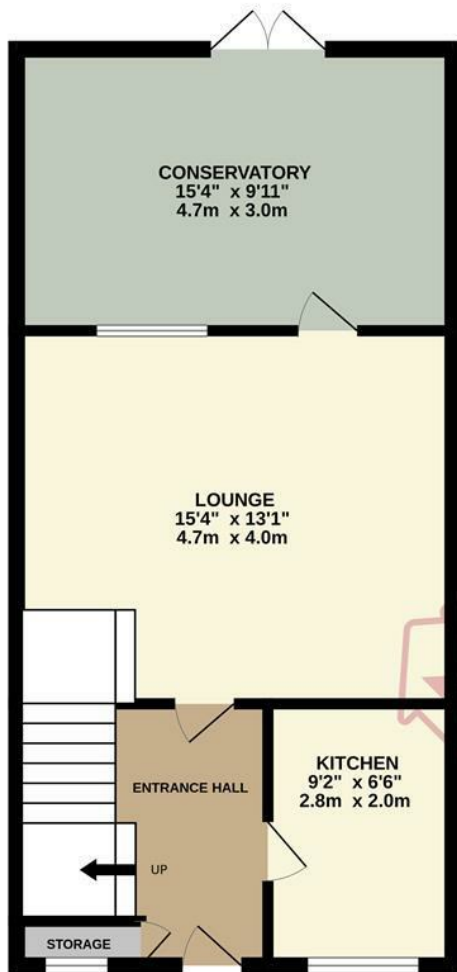
The accommodation comprises an inviting entrance hallway, a well equipped fitted kitchen, a spacious lounge/dining area, and a delightful conservatory. Upstairs, three bedrooms and a modern family bathroom offer comfort and style. Additional highlights include ample front and low maintenance rear gardens fitted with a large shed and elevated separate, with a garage positioned conveniently at the rear of the property.

Cemetery Road enjoys proximity to both Dunstable and Houghton Regis Town Centre. The M1 Junction 11A is just a short drive away, while a nearby bus stop provides access to the guided busway, offering direct connections to Luton Train Station.

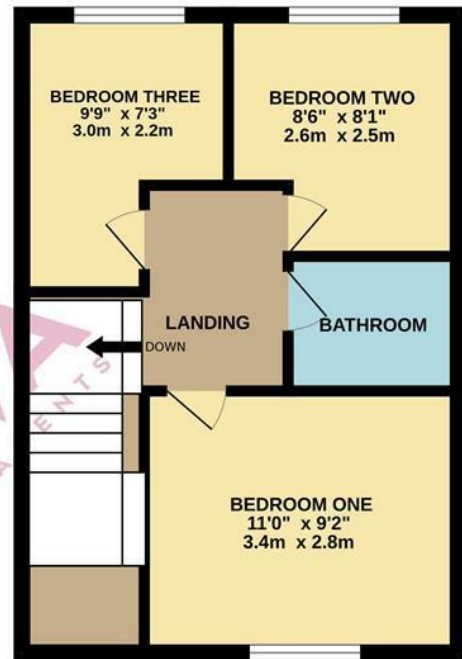
- Nova Estate Agents
- Cul-de-sac
- Conservatory
- Garage
- Modern Kitchen & Bathroom
- Three Bedrooms

£280,000

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 764sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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