



DG
Property
Consultants
Estd. 2000



Tattlers Knoll, Toddington, Dunstable, Bedfordshire LU5 6FP

Asking Price £320,000

This well-presented 2-bedroom terraced house offers a delightful living opportunity. The property is well positioned in the charming village of Toddington boasts a convenient location within walking distance to the village hub, ensuring easy access to local amenities and a vibrant community atmosphere. Upon entering into the entrance hall that leads to a cosy living room, perfect for relaxing or entertaining guests. The fitted kitchen/diner provides a lovely space for enjoying home-cooked meals with family and friends. Additionally, the downstairs cloakroom adds a touch of convenience.

Upstairs, you will find 2 double bedrooms, along with a family shower room. The property also features an enclosed low maintenance rear garden.

Furthermore, the off-road parking available in the carport ensures that parking is never a hassle. With the added benefits of gas central heating and full double glazing, this property provides a warm and energy-efficient living environment for its residents.

Don't miss out on the opportunity to make this lovely terraced house in Toddington your new home. Embrace village living at its finest and create lasting memories in this wonderful property.



2 High Street, Toddington,
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Ground Floor Accommodation

Entrance Hall

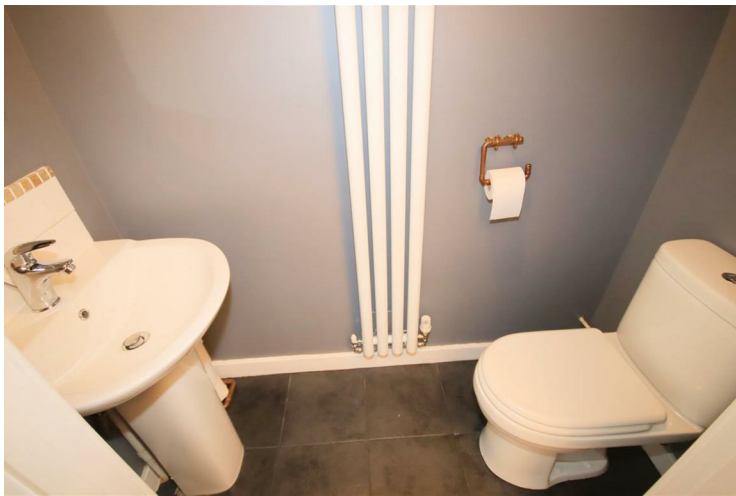


Entrance door with a UPVC double glazed window to front, single radiator, double power point(s), doors to living room, cloakroom & kitchen/diner, carpeted stairs to first floor landing.

View of Entrance Hall



Cloakroom



Two piece suite comprising, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, tiled splashbacks, vinyl flooring.

Living Room

18'6" x 12'6" narrowing to 6'6" (5.64m x 3.81m narrowing to 1.98m)



UPVC double glazed window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), wall mounted electric fire.

View of Living Room



Kitchen/Dining Room

12'0" x 13'4" (3.66m x 4.06m)



Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, uPVC double glazed window to rear, double radiator, vinyl

flooring, double power point(s), uPVC double glazed door to rear to garden.

View of Kitchen/Dining Room



View of Kitchen/Dining Room



First Floor Accommodation

Landing



Fitted carpet, access to all first floor rooms.

Bedroom 1

11'10" x 13'4" (3.61m x 4.06m)



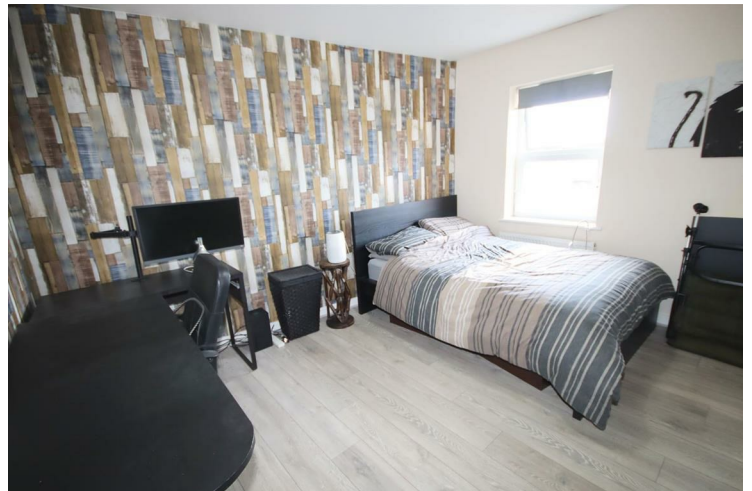
UPVC double glazed window to rear, double radiator, fitted carpet, double power point(s).

View of Bedroom 1



Bedroom 2

10'8" x 12'6" (3.26m x 3.82m)



UPVC double window to front, built-in double wardrobe(s), double radiator, fitted carpet, double power point(s), built in cupboard.

View of Bedroom 2



Rear Garden



Family Shower room



View of Garden



View of Rear Garden

Three piece suite comprising: tiled corner shower cubical independent shower, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, single radiator, vinyl flooring.

Car Port



Outside of the property

Rear Garden



Car port located to the rear of the property. Off road parking for 1 vehicle.

Decked patio area, artificial lawn area, side borders, rear gate allowing access to the rear parking area and car port.

View of Car Port



Council Tax Band

Council Tax Band : C

Charge Per Year : £1804.95

MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Living In Toddington

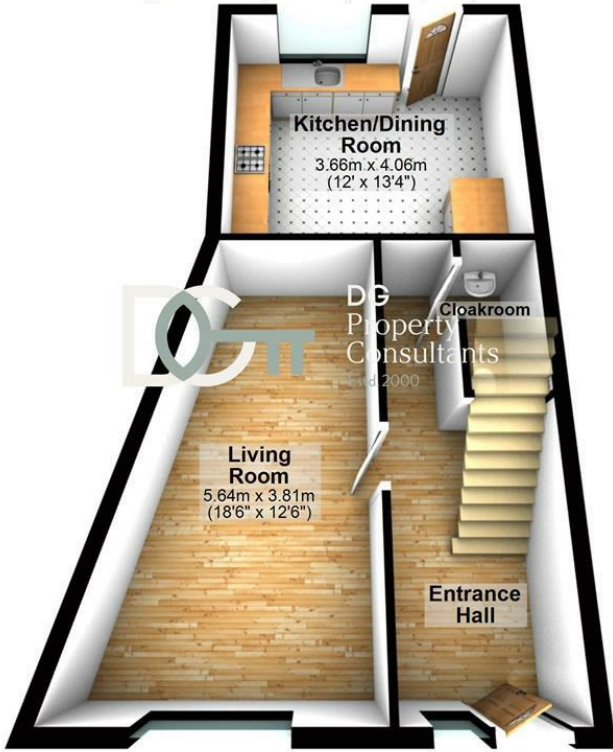
Living in Toddington

Living in Toddington

Toddington Office

Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 84.7 sq. metres (911.6 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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