



DG
Property
Consultants
Estd. 2000



Luton Road, Toddington, Dunstable, Bedfordshire LU5 6DE **Asking Price £244,995**

Positioned in the charming village of Toddington, this delightful 2-bedroom end of terraced cottage on Luton Road is offered with no upper chain. The properties accommodation offers a combined lounge/diner, a good sized kitchen, ground floor bathroom from the entrance porch adds convenience for the occupants. Two first floor bedrooms. Gas central heating ensures warmth and the double glazing throughout helps keep the property energy efficient.

One of the standout features of this property is a larger than average private rear garden.

The property is situated within walking distance of local amenities and the hub of the village, this cottage is a commuter's dream, with easy access to both rail (Harlington) and road (M1 & A5) networks. Whether you're looking for a peaceful retreat or a convenient location for travel, this well-presented cottage on Luton Road has it all.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

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Ground Floor Accommodation

Entrance Porch



Entrance door, UPVC double glazed window to front, vinyl flooring, wall mounted gas boiler serving heating system and domestic hot water serving heating system with heating timer control, doors to lounge/diner and ground floor bathroom.

Lounge/Diner

11'0" x 11'6" (3.35m x 3.51m)



Two replacement uPVC double glazed windows to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), door to kitcehn.

View of Lounge/Diner



Fitted Kitchen

8'0" x 11'6" (2.44m x 3.51m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing and space for automatic washing machine, space for fridge/freezer, space & gas point for a oven, uPVC double glazed window to rear, double radiator, vinyl flooring, double power point(s), uPVC double glazed door to rear to garden, carpeted stairs first floor landing.

View of Kitchen



View of Kitchen



Family Bathroom



Three piece suite comprising panelled bath with independent electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to rear, radiator, vinyl flooring.

First Floor Accommodation

Landing

Fitted carpet, textured ceiling with lighting.

Bedroom 1

11'0" x 11'6" (3.35m x 3.51m)



Two uPVC double glazed windows to front, single radiator, fitted carpet, double power point(s).

View of Bedroom 1



Bedroom 2

8'6" x 8'6" (2.59m x 2.59m)



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

View of Bedroom 2



Outside of the property

Front Garden

Small frontage leading to the front door, path and concrete area, potential to add a side gate allowing access to the rear garden.

Rear Garden



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.

Enclosed by timer fencing, rear gate allowing access to the rear garden, laid to lawn, mature shrubs, potential to add a side gate allowing access to the rear garden.

View of Rear Garden



Council Tax Band

Council Tax Band : B

Charge Per Year : £1579.33

MISDESCRIPTIONS ACT - Sales

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

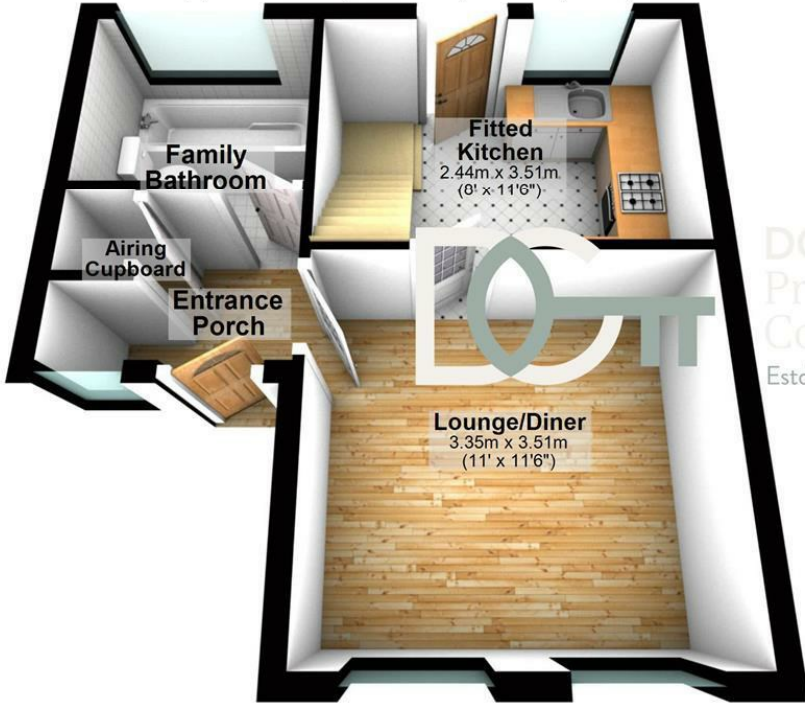
Supporting evidence will be required for your method of purchase.

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

Ground Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



First Floor

Approx. 21.1 sq. metres (227.5 sq. feet)



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Total area: approx. 49.7 sq. metres (534.4 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			

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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