



**Connells**

Cemetery Road  
Houghton Regis Dunstable



## Property Description

\*NO UPPER CHAIN\* \*OFF ROAD PARKING\*  
\*CUL-DE-SAC SITUATED\* \*EXCELLENT  
A5/M1 COMMUTER ACCESS\*

A fantastic opportunity to purchase a two bedroom mid-terrace home located in a quiet cul-de-sac in the well regarded location of Houghton Regis!

Accommodation comprises; entrance porch, lounge, kitchen / diner. The first floor comprises; landing, two goodsize bedrooms and family bathroom. Outside the property boasts on road parking and a goodsize front and rear garden.

Alongside this the property benefits from a desirable location featuring easy access to the A5/M1 for commuter links whilst still being close to good schools and local amenities.

This is an ideal purchase for any growing family or first time buyers-call Connells for your chance to see this MUST VIEW property.

## Entrance Hall

Door to front aspect

## Lounge

14' 5" x 13' ( 4.39m x 3.96m )

window to front aspect, wooden laminate flooring, radiator.

## Kitchen / Diner

13' 1" x 11' 10" ( 3.99m x 3.61m )

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

## Bedroom One

11' 11" x 6' 6" ( 3.63m x 1.98m )

window to front aspect, radiator, carpet flooring

## Bedroom Two

12' 1" x 13' 1" ( 3.68m x 3.99m )

window to rear aspect, radiator, carpet flooring

## Bathroom

Window to rear aspect, bath with overhead shower, w/c, wash hand basin.

## Outside

### Front Garden

Laid to lawn, patio

### Rear Garden

laid to lawn, patio









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01582 661 265**

**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN310388](http://connells.co.uk/Property/DUN310388)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUN310388 - 0002