



Connells
connells.co.uk 01582 861 265
FOR SALE

Connells

Pipers Croft
Dunstable



Property Description

SOUTH WEST DUNSTABLE *NO UPPER CHAIN* *OFF ROAD PARKING* *GARAGE* * EXCELLENT SCHOOLING CATCHMENTS*

A spacious three bedroom semi-detached home situated on a sought after road of South West Dunstable situated close to local amenities, convenient A5-M1 commuter access and excellent schools!

Accommodation comprises; entrance hall, lounge, dining room, kitchen and conservatory to ground floor. The first floor comprises; landing three goodsize bedrooms and family bathroom with separate w/c. Outside the home boasts an generous size front and rear garden with garage and off road parking access to the rear.

Call today to arrange your viewing!!

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

Entrance Hall

Door to front aspect

Lounge

14' 3" x 11' 11" (4.34m x 3.63m)

window to front aspect, radiator, carpet flooring

Dining Room

10' 2" x 9' 5" (3.10m x 2.87m)

Patio doors leading to rear garden

Kitchen

10' 9" x 9' 1" (3.28m x 2.77m)

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

Utility Room

9' 5" x 6' 9" (2.87m x 2.06m)

Patio door leading to rear garden

Bedroom One

12' 10" x 9' (3.91m x 2.74m)

Bay window to rear aspect, radiator, carpeted flooring.

Bedroom Two

12' 10" x 10' 10" (3.91m x 3.30m)

window to front aspect, radiator, carpet flooring

Bedroom Three

9' 11" x 7' 3" (3.02m x 2.21m)

window to front aspect, radiator, carpet flooring

Bathroom

Window to front aspect, shower cubical, wash and hand basin, separate w/c

Front Garden

Off road parking, laid to lawn

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

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN310762



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.

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Property Ref: DUN310762 - 0007