



Connells

Capron Road
Dunstable



Property Description

* TWO / THREE BEDROOM PROPERTY*
CENTRAL TOWN LOCATION *NO UPPER
CHAIN* *11FT LOUNGE / DINER* *13FT
GALLEY KITCHEN* *

***POTENTIAL FOR DEVELOPMENT
SUBJECT TO PLANNING PERMISSION....

This home is situated on a well regarded road in a convenient and popular location; close to local amenities, good schools and transport links. Accommodation comprises; open plan lounge / dining area which leads to the kitchen and downstairs bathroom. Upstairs comprises two good size bedrooms and family bathroom with loft room. Outside offers goodsize rear garden with out building with potential for development subject to planning permission and off road parking.

Viewings come highly recommended - call us TODAY to arrange yours!

Entrance Hall

Door to front aspect

Lounge

11' 5" x 9' 2" (3.48m x 2.79m)

window to front aspect, radiator, carpet flooring

Dining Room

12' 6" x 11' 7" (3.81m x 3.53m)

window to rear aspect, radiator.

Kitchen

13' x 7' (3.96m x 2.13m)

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

Bedroom One

14' 4" x 12' 7" (4.37m x 3.84m)

window to front aspect.

Family Bathroom

bath, shower, w/c, wash hand basin.

Bedroom Two

12' 6" x 12' 6" (3.81m x 3.81m)

window to front, radiator.

Bathroom

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

Loft Room

window to rear aspect.

Outside

Front Garden

Patio

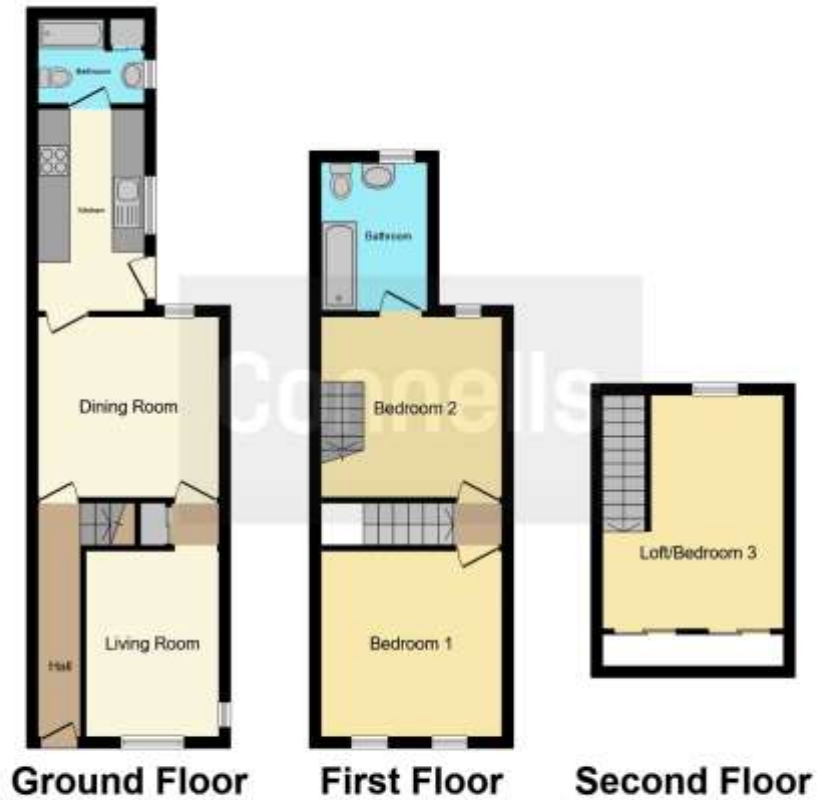
Rear Garden

Laid to lawn, off road parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/DUN310580



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.

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