



**Connells**

Grove Road  
Dunstable





## Property Description

**\*PRIORY LOCATION OF DUNSTABLE\***  
**\*OFF ROAD PARKING\*** **\*23FT LOUNGE / DINER\*** **\*EXCELLENT A5 & M1 ACCESS\***

An exceptionally well presented Three bedroom end of terrace family home situated in the sought after Priory Location of Dunstable!

Accommodation comprises to the ground floor; entrance hall, kitchen and lounge / diner. The first floor comprises of landing, three goodsize bedrooms and family bathroom. Outside boasts goodsize front and rear garden with off road parking to the front and a double garage to the rear.

This property also has planing permission approved for a rear single story extension.

A fantastic opportunity to own a modern family home - Call Connells now for more information and to arrange your viewing!

## Entrance Hall

Door to front aspect

## Lounge / Diner

23' 11" x 10' 9" ( 7.29m x 3.28m )

window to front aspect, carpeted flooring, two radiators, patio doors to rear aspect.

## Kitchen

10' 4" x 8' 11" ( 3.15m x 2.72m )

Fitted kitchen, wall and base units, double glazed window to rear 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

## Landing

Window to side aspect

## Bedroom One

12' 7" x 9' 11" ( 3.84m x 3.02m )

Doors to front, radiator, built in wardrobe.

## Bedroom Two

10' 5" x 10' 4" ( 3.17m x 3.15m )

Window to front aspect, carpeted flooring, radiator.

## Bedroom Three

9' 8" x 6' 7" ( 2.95m x 2.01m )

carpeted flooring, doors to front, built in cupboard.

## Bathroom

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

## Front Garden

Off road parking

## Rear Garden

patio, laid to lawn, access leading to double garage











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](http://www.focalagent.com)

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/DUN310578](http://connells.co.uk/Property/DUN310578)**



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