

Grove Road Dunstable



Grove Road Dunstable LU5 4BY

for sale guide price £330,000





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

 $10^{\prime}\,5^{\prime\prime}\,x\,10^{\prime}\,4^{\prime\prime}$ ($3.17m\,x\,3.15m$) Window to front aspect, carpeted flooring, radiator.

Bedroom Three

 $9^{\prime}\,8^{\prime\prime}\,x\,6^{\prime}\,7^{\prime\prime}$ ($2.95m\,x\,2.01m$) 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



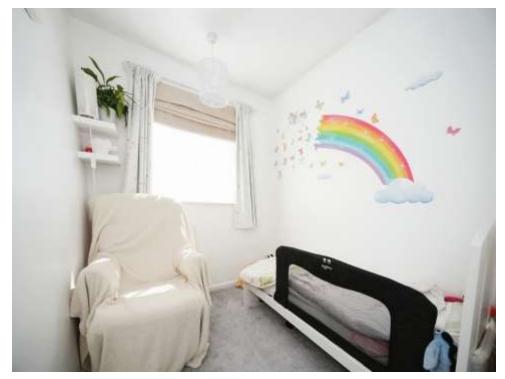








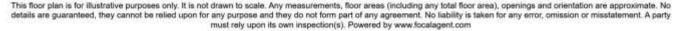






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19 High Street North DUNSTABLE LU6 1HX

EPC Rating: D

Tenure: Freehold





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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