



**Connells**

Nash Close  
Houghton Regis Dunstable

# Nash Close Houghton Regis Dunstable LU5 5SS

for sale offers in excess of  
**£250,000**



## Property Description

\*CUL-DE-SAC SITUATED\* \*TWO  
GOODSIZE BEDROOMS\* \*15FT LOUNGE /  
DINER\* \*ALLOCATED PARKING\*  
\*EXCELLENT A5-M1 LINKS\*

A fantastic opportunity to own a two bedroom mid- terrace home situated in the popular location of Houghton Regis - close to local amenities and a variety of good schools!

Accommodation comprises; Entrance hall, 15ft lounge / diner and fitted kitchen to ground floor whilst the first floor comprises; landing, two double bedrooms and a family bathroom. Outside, the home benefits from a low maintenance front and rear garden and allocated parking.

Furthermore, the property is conveniently situated as to provide easy access to local amenities, schools and excellent A5 and M1 links.

## Entrance Porch

Doors to front aspect, carpeted flooring, window to side aspect,

## Lounge

15' 10" x 11' 9" ( 4.83m x 3.58m )

Window to front aspect, radiator, Laminated flooring,

## Kitchen

11' 10" x 8' 10" ( 3.61m x 2.69m )

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.

## Landing

carpeted flooring.

## Bedroom One

11' 9" x 8' 10" ( 3.58m x 2.69m )

Window to rear aspect, radiator, Carpeted flooring,

## Bedroom Two

11' 10" x 7' 4" ( 3.61m x 2.24m )

Window to front aspect, radiator, Carpeted flooring,

## Bathroom

Bath with overhead shower, w/c, wash hand basin.

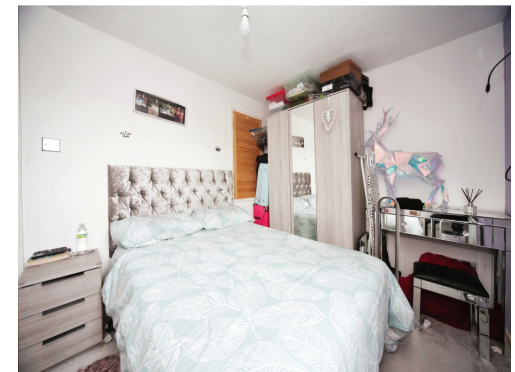
## Outside

## Front Garden

laid to lawn, patio

## Rear Garden

patio, artificial lawn.









**EPC Rating: C**

Tenure: Freehold

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