



Connells

Watling Gardens
Dunstable



Property Description

Public Notice

5 Watling Gardens, Dunstable, LU6 3FD

We advise that an offer has been made for the above property in the sum of £300,000. Any persons wishing to increase on this offer should notify Connells Estate Agents of their best offer prior to exchange of contracts.

Connells Estate Agents
19 Hight Street North
Dunstable
LU6 1HX

INTEGRAL GARAGE* *OFF ROAD PARKING* *GROUND FLOOR SHOWER ROOM* *UTILITY ROOM* *18FT LOUNGE / DINER* *EN-SUITE TO MASTER* *NO UPPER CHAIN

Enjoy living in this well presented three bedroom terraced family home situated in a popular and well regarded location of South Dunstable!

EPC-C

The property comprises: Entrance hall, shower room, bedroom three and a utility room to ground floor. The first floor comprises; landing, a spacious lounge / diner and a fitted kitchen with integrated appliances. The second floor comprises;

landing, master bedroom with en-suite, bedroom two and a family bathroom. Outside, the home benefits from an integral garage, off road parking and a low maintenance rear garden.

An IDEAL purchase for today's modern families - the home is well positioned for the commuter with easy A5-M1 links nearby and only a short walk to local amenities and a variety of good schools!

Entrance Hall

Door to front aspect

Cloakroom

Shower cubical, wash hand basin, w/c

Lounge

14' 7" x 18' 11" (4.45m x 5.77m)

Double glazed window to front aspect, TV point, radiator, carpeted flooring.

Kitchen

8' 1" x 8' 7" (2.46m x 2.62m)

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

Bedroom Three

9' x 8' 1" (2.74m x 2.46m)

Double glazed window to rear aspect, radiator, wooden flooring.

Utility Room

6' 2" x 5' 4" (1.88m x 1.63m)

Door to rear aspect

First Floor

Bedroom One

12' 7" x 8' 9" (3.84m x 2.67m)

Double glazed window to rear aspect, built in wardrobes, radiator, carpeted flooring.

En-Suite

Double glazed window to rear aspect, shower, shower cubicle, vanity unit, extractor fan, WC, walls partly tiled, heated towel rail, tiled flooring.

Second Floor

Bedroom Two

14' 1" x 9' 8" (4.29m x 2.95m)

Double glazed window to front aspect, built in cupboard, airing cupboard, radiator, carpeted flooring.

Bathroom

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

Outside

Front Garden

Off road parking

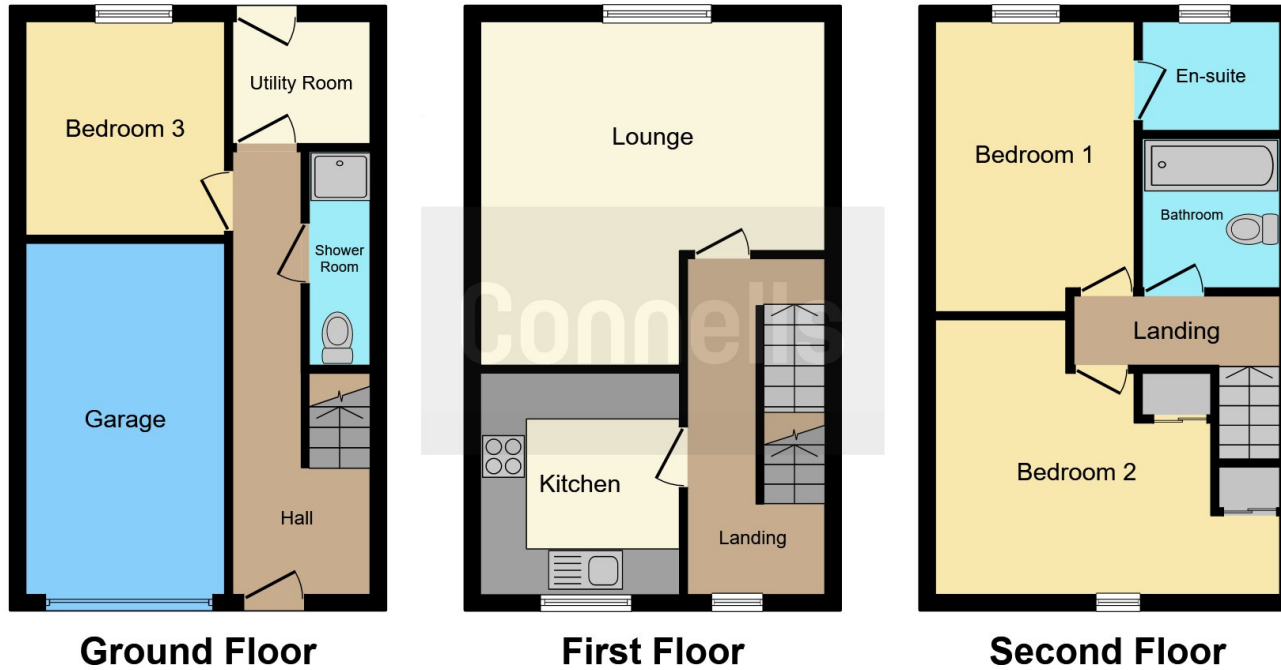
Rear Garden

Laid to lawn, patio









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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19 High Street North
 DUNSTABLE LU6 1HX

EPC Rating: C

view this property online connells.co.uk/Property/DUN311099

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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