



**Connells**

Woodfield Gate  
DUNSTABLE



### Property Description

\*TWO BEDROOMS\* \*120 YEARS LEASE  
REMAINING\* \*GROUND FLOOR\*  
\*MAISONETTE\*

Situated in South Dunstable, this well presented ground floor maisonette comprises of; entrance hallway, lounge/diner, kitchen, two bedrooms and a family bathroom. Externally the home benefits from a communal garden and on road parking.

Conveniently located close to local amenities, good schools and A5-M1 commuter links viewings come highly recommended, call Connells for more information and to book a viewing.

### Entrance Hall

Laminate flooring.

### Lounge

14' x 14' ( 4.27m x 4.27m )

Laminate flooring, window to front aspect

### Kitchen

9' 9" x 7' 10" ( 2.97m x 2.39m )

Tiled flooring, double oven and gas hob.

### Bedroom One

12' 1" x 10' 10" ( 3.68m x 3.30m )

Laminate flooring, window to rear.

### Bedroom Two

10' 11" x 6' 7" ( 3.33m x 2.01m )

Carpeted flooring, window to front aspect.

### Bathroom

Shower over bath, wash hand basin, WC, tiled flooring, tiled wall to floor, window to rear.

### Rear Gardens

Communal gardens

### Parking

Garage in a block and parking in front of the garage.









**EPC Rating: Awaited**

Tenure: Leasehold

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