



**Connells**

Fareham Way  
Houghton Regis Dunstable



## Property Description

\*THREE BEDROOM MID-TERRACE\*  
\*GARAGE AND ALLOCATED PARKING TO THE REAR\* \*EXCELLENT A5/M1 COMMUTER ACCESS\*

Connells are pleased to present this spacious three bedroom property situated in a quite area of Houghton Regis.

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The properties accommodation comprises; entrance hall, lounge, diner and kitchen and conservatory to the rear. Upstairs features three goodsize bedrooms and family bathroom. Outside the property benefits from front and rear gardens with garage and parking to the rear.

Call now to arrange your viewing....

## Entrance Hall

Doors to front aspect.

## Lounge

18' 5" x 13' 1" ( 5.61m x 3.99m )

Window to rear aspect, radiator, carpet flooring

## Dining Room

14' 8" x 8' 6" ( 4.47m x 2.59m )

Radiator, carpet flooring

## Kitchen

9' 3" x 6' 11" ( 2.82m x 2.11m )

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

## Bedroom One

12' 9" x 8' 4" ( 3.89m x 2.54m )

Window to front aspect, radiator, carpet flooring

## Bedroom Two

10' 9" x 9' ( 3.28m x 2.74m )

Window to rear aspect, radiator, carpet flooring

## Bedroom Three

8' 5" x 9' 8" ( 2.57m x 2.95m )

Window to front aspect, radiator, carpet flooring

## Bathroom

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

## Front Garden

patio

## Rear Garden

Laid to lawn, patio, rear gated access









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: C**

**view this property online [connells.co.uk/Property/DUN311216](http://connells.co.uk/Property/DUN311216)**

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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Property Ref: DUN311216 - 0002