



Connells

Great Northern Road
DUNSTABLE



Property Description

PRIORY LOCATION OF DUNSTABLE
GARAGE *OPEN PLAN LOUNGE / DINER*
EXCELLENT A5 & M1 ACCESS

An exceptionally well presented Two bedroom mid-terrace family home situated in the sought after Priory Location of Dunstable!

Accommodation comprises to the ground floor; entrance hall, open plan lounge / diner and kitchen with access leading to basement area. The first floor comprises of landing, two goodsize bedrooms and family bathroom. Outside boasts goodsize rear garden with on road parking to the front and a garage to the rear.

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

12' 10" x 10' 7" (3.91m x 3.23m)

Bay window to front aspect, wooden flooring, radiator, log burner

Dining Room

10' 11" x 10' 10" (3.33m x 3.30m)

Window to rear aspect, wooden flooring,

radiator

Kitchen

8' 11" x 7' 10" (2.72m x 2.39m)

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

Basement

14' 1" x 13' 2" (4.29m x 4.01m)

Storage

Bedroom One

14' 10" x 10' (4.52m x 3.05m)

Bay window to front aspect, radiator, carpet flooring

Bedroom Two

10' 11" x 8' 11" (3.33m x 2.72m)

Window to rear aspect, radiator, carpet flooring

Bathroom

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

Rear Garden

Patio, laid to lawn, rear access leading to garage









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

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311013



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN311013 - 0003