



Connells

3 Row Beech Cottages Watling Street
Kensworth Dunstable

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for sale guide price
£290,000



Property Description

* *VILLAGE LOCATION* TWO BEDROOM COTTAGE* *NO UPPER CHAIN* *ON STREET PARKING* *CLOSE TO M1-A5 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, 11ft lounge and kitchen. Whilst the first floor boasts two goodsized bedrooms and family bathroom. Externally, the home benefits from front and rear gardens.

An ideal purchase for first time buyers, downsizers, small families and buy to let investors. Call Connells for more information and to book a viewing.

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Entrance Hall

Door to front aspect

Lounge

11' 2" x 10' 3" (3.40m x 3.12m)

Window to rear, radiator

Kitchen

11' 6" x 7' 10" (3.51m x 2.39m)

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.

Landing

Bedroom One

9' 1" x 7' 8" (2.77m x 2.34m)

Window to rear aspect, radiator, carpet flooring

Bedroom Two

10' 4" x 6' 1" (3.15m x 1.85m)

Window to front aspect, radiator, carpet flooring

Bathroom

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

Outside

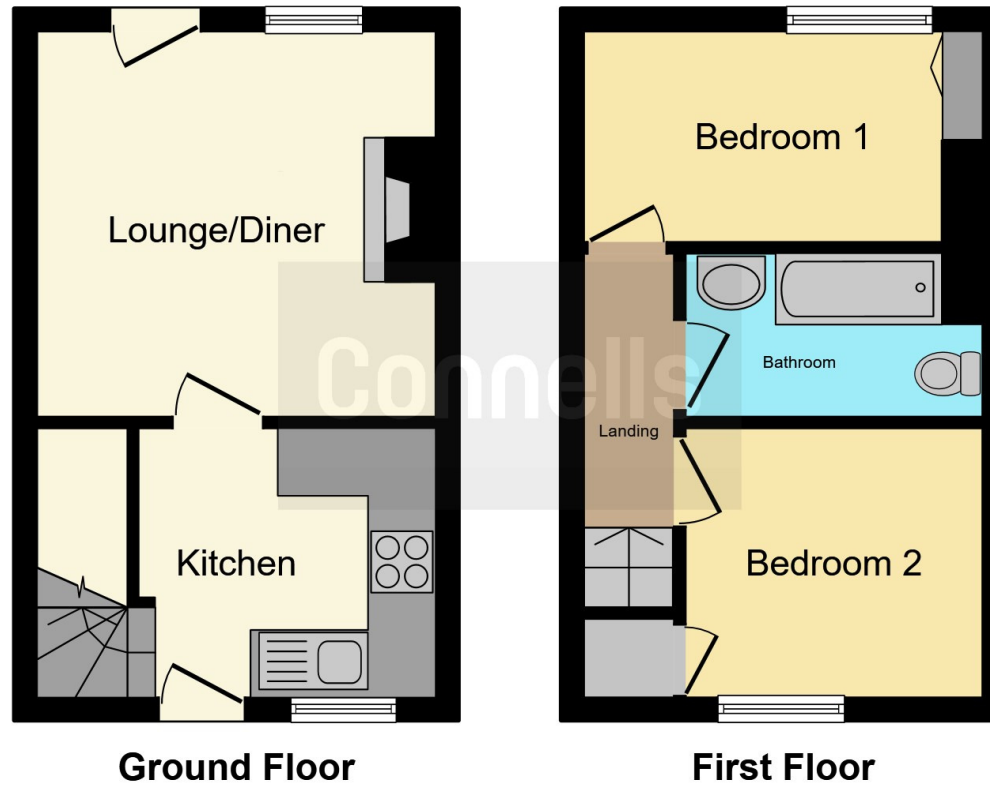
Rear Garden

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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EPC Rating: D

view this property online connells.co.uk/Property/DUN311077

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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