



**Connells**

Kirton Way  
Houghton Regis Dunstable



## Property Description

\*\*\*CASH BUYERS ONLY....!!

A fantastic opportunity to purchase a spacious two bedroom split level maisonette situated in Houghton Regis close to a variety of good schools, local amenities and providing convenient A5 and M1 links!

The home is brought to market with no upper chain and comprises; lounge, kitchen whilst the first floor comprises two goodsize bedrooms and family bathroom. Outside boasts front garden leading to main entrance.

Dis-claimer - "All services/appliances have not and will not be tested".

Call today to arrange your viewing.....

## Entrance Hall

Door to front aspect

## Lounge

14' 10" Max x 10' 10" ( 4.52m Max x 3.30m )  
Length measurement is maximum, wiindow to rear aspect, radiator, carpet flooring

## Kitchen

8' 5" x 8' ( 2.57m x 2.44m )  
Fitted kitchen, work surfaces, wall and base units, space washing machine, space for fridge/freezer, one bowl sink drainer, double glazed window to front aspect.

## Bedroom One

11' 7" Max x 10' 2" ( 3.53m Max x 3.10m )  
Length measurement is maximum, window to front aspect, radiator

## Bedroom Two

10' 1" x 8' 5" ( 3.07m x 2.57m )  
Window to rear aspect, radiator

## Bathroom

Bath with overhead shower, WC, wash hand basin.

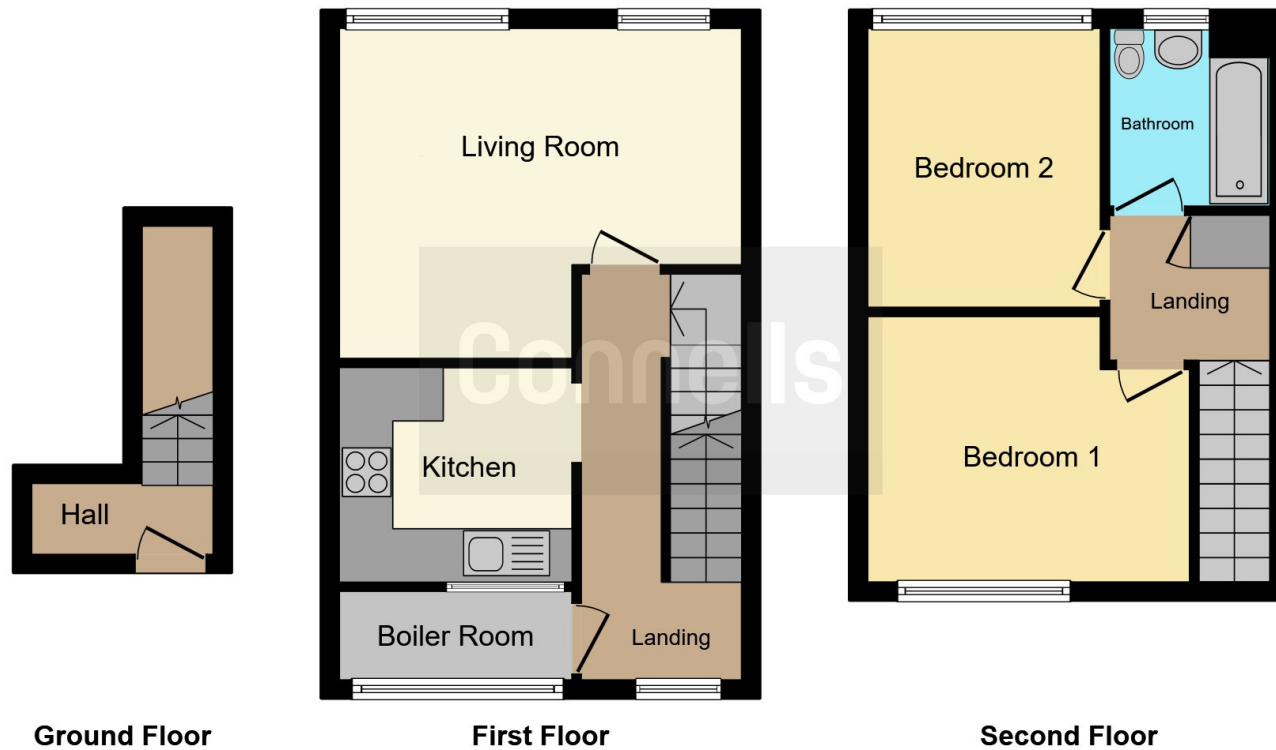
## Front Garden

Lawn and patio path









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

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
 DUNSTABLE LU6 1HX

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN310438](http://connells.co.uk/Property/DUN310438)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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