



**Connells**

Graham Road  
DUNSTABLE





## Property Description

\*PRIVATE REAR GARDEN\* \*ON ROAD  
PARKING\* \*16FT LOUNGE / DINER\*  
\*EXCELLENT A5-M1 LINKS\*\*

A fantastic opportunity to purchase this upper floor two bedroom maisonette located in the popular location of South Dunstable!

Accommodation comprises; Entrance hall, lounge / diner, kitchen, two goodsized bedrooms and family bathroom. Outside, the home boasts a private rear garden and off road parking.

The property is ideally located close to good schools, local amenities, leisure facilities and commuter access via the A5-M1 bypass link.

An ideal purchase for first time buyers, downsizers, small families and investors!

## Entrance Hall

Door to front aspect

## Lounge

16' 10" x 10' 6" ( 5.13m x 3.20m )

Window to front aspect, radiator, carpet flooring

## Kitchen

11' 4" x 8' 1" ( 3.45m x 2.46m )

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces,

one bowl sink drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

## Bedroom One

13' 2" x 12' 5" ( 4.01m x 3.78m )

Window to front, radiator, carpeted flooring.

## Bedroom Two

12' 9" x 16' 6" ( 3.89m x 5.03m )

Window to rear aspect, radiator, carpet flooring

## Bathroom

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

## Outside

## Rear Garden

Patio, laid to lawn, off road parking



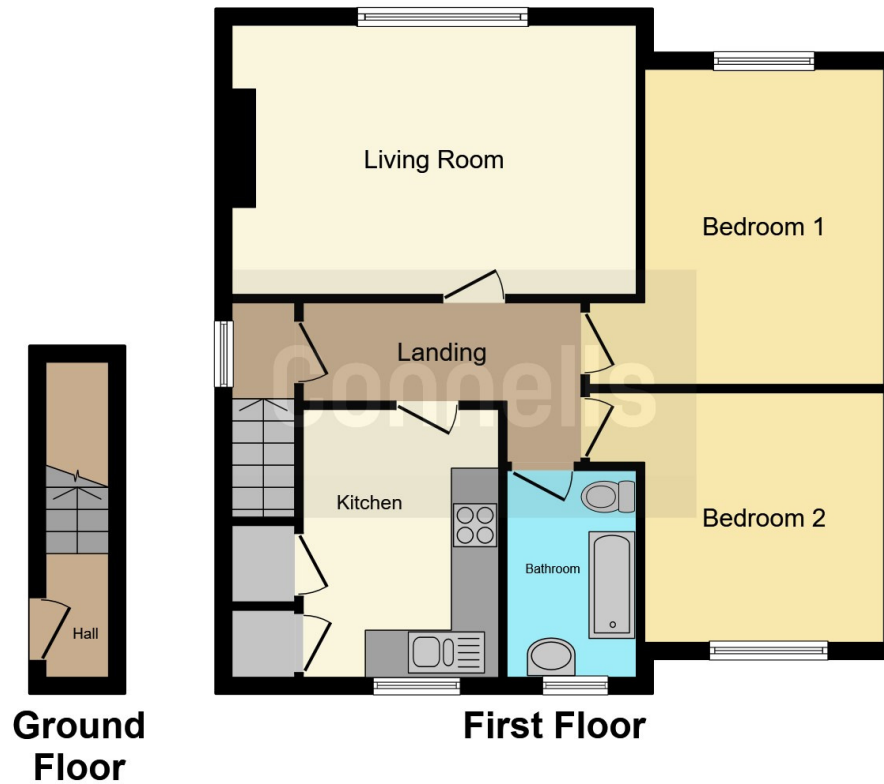












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN311287](http://connells.co.uk/Property/DUN311287)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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