



Connells

Elm Park Close
Houghton Regis Dunstable



Property Description

* *22FT LOUNGE* *NO UPPER CHAIN*
OFF ROAD PARKING *FANTASTIC A5-M1
LINKS* *CLOSE TO SCHOOLS*

A fantastic opportunity to own a three bedroom mid- terrace property situated in the popular location of Houghton Regis!

Accommodation comprises; entrance hall, lounge, dining room, fitted kitchen to ground floor whilst the first floor comprises; landing, three goodsize bedroom's and a family bathroom. Outside, the property benefits from front and rear garden, garage and off road parking.

Furthermore, the property is conveniently situated as to provide easy access to local amenities, schools and excellent A5 and M1 links.

An ideal purchase for first time buyers, families, upsizers and buy to let investors!

Entrance Hall

Door to front aspect

Lounge

22' x 11' 10" (6.71m x 3.61m)
Window to rear aspect, radiator.

Kitchen

12' 10" x 9' 10" (3.91m x 3.00m)
Fitted kitchen, wall and base units, double glazed window to front aspect, one bowl sink/drainer, work surfaces, walls partly tiled, space for oven and hob, cooker hood, space for washing machine, space for fridge and freezer.

Bedroom One

11' 8" x 12' 1" (3.56m x 3.68m)
window to rear aspect, wood flooring, radiator,

Bedroom Two

12' 1" x 9' 11" (3.68m x 3.02m)
window to rear aspect, wood flooring, radiator,

Bedroom Three

window to front aspect, wood flooring, radiator,

Bathroom

Bath with mixer taps, shower, wash hand basin, WC, walls partly tiled, vinyl flooring.

Front Garden

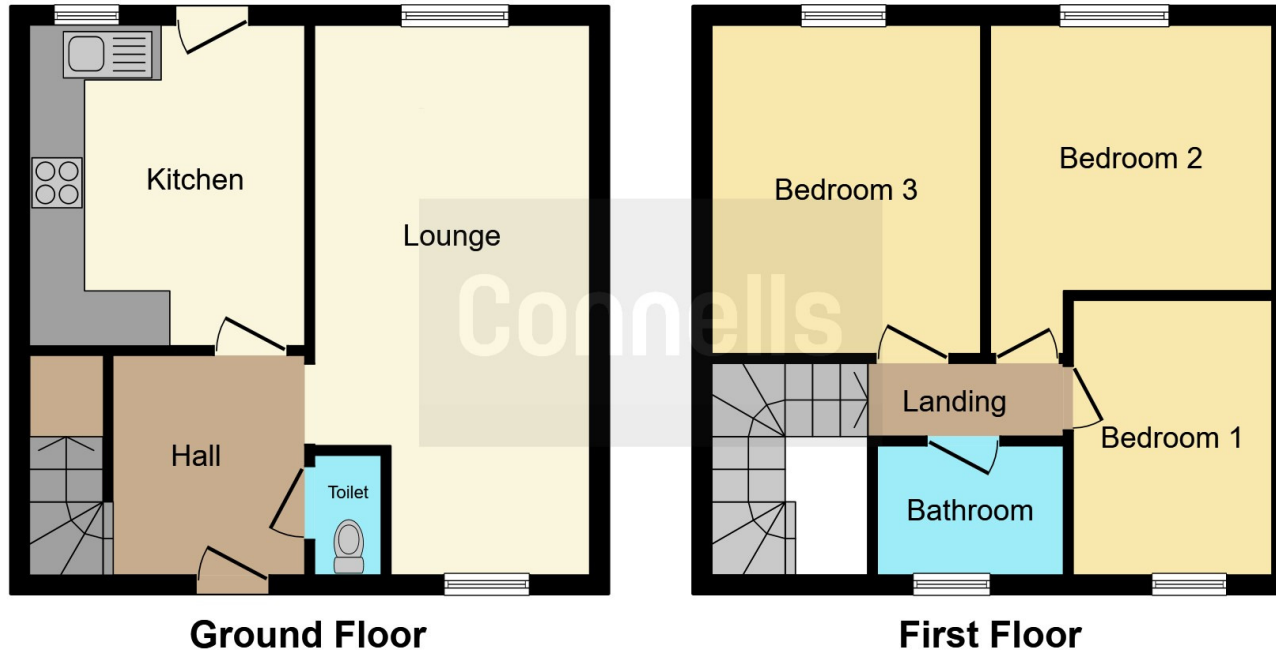
Laid to lawn

Rear Garden

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

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

19 High Street North
 DUNSTABLE LU6 1HX

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311303



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: DUN311303 - 0002