



Barrie Avenue Dunstable LU6 1BP

for sale offers in excess of
£290,000



Property Description

* *NORTH DUNSTABLE LOCATION*
GARAGE IN BLOCK *FRONT AND REAR
GARDENS* *EXCELLENT A5 AND M1
LINKS*

A fantastic opportunity to own a well presented three bedroom end-of-terrace home situated in the well regarded and popular location of North Dunstable!

Accommodation comprises; entrance hall, lounge, dining room and a fitted kitchen to ground floor whilst the first floor comprises; three bedrooms and a family bathroom. Outside, the property boasts a single garage, parking and well kept front and rear gardens.

Furthermore, the property is situated in a well regarded location; close to local amenities, nearby schools and convenient commuter access via the A5-M1 bypass link.

An IDEAL PURCHASE for first time buyers, upsizers and families!

Entrance Hall

Door to front aspect

Lounge

24' 3" x 8' 8" (7.39m x 2.64m)

Window to front aspect, carpet flooring

Kitchen

12' 3" x 7' 9" (3.73m x 2.36m)

Window to rear aspect, fully fitted kitchen, space for appliances

Conservatory

8' 8" x 15' 4" (2.64m x 4.67m)

Doors leading to rear garden

Bedroom One

11' 8" x 11' 8" (3.56m x 3.56m)

Window to rear aspect, radiator

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Window to front aspect, radiator

Bedroom Three

7' 3" x 7' 3" (2.21m x 2.21m)

Window to front aspect, radiator

Bathroom

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

Outside

Front Garden

Patio

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

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

19 High Street North
 DUNSTABLE LU6 1HX

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311422



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: DUN311422 - 0008