



Fauna Field Dunstable LU5 4FP

for sale offers in excess of
£315,000



Property Description

* *CENTRAL TOWN LOCATION* *THREE BEDROOMS* *GROUND FLOOR CLOAKROOM* *OFF ROAD PARKING*

A fantastic opportunity to purchase a well presented and spacious three bedroom end-terrace family home in Central Dunstable!

Arranged over three floors, internally this property offers all the perks of modern and living and comprises; entrance hall, downstairs cloakroom, kitchen / diner. The first floor comprises; landing, two goodsize bedrooms and family bathroom. The Second floor comprises; dual aspect master bedroom. Outside boasts off road parking and a low maintenance rear garden.

Situated in a popular development in Central Dunstable - close to the Guided Busway providing fast and frequent service to Luton Town Centre, Luton Train Station and Parkway. The home is also conveniently located close to local schools, amenities and M1 Junction 11 and 11a.

Call Connells to arrange your viewing!

Entrance Hall

Door to front aspect

Cloakroom

W/C, wash hand basin

Lounge

14' 11" x 11' 9" (4.55m x 3.58m)

Window to front aspect, radiator, wooden laminate flooring

Kitchen

11' 10" x 7' 9" (3.61m x 2.36m)

Fitted kitchen, wall and base units, 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 and dishwasher

Landing

Bedroom One

19' 7" x 8' 3" (5.97m x 2.51m)

Window to front and rear aspect, carpet flooring.

Bedroom Two

10' 6" x 11' 11" (3.20m x 3.63m)

Window to front aspect, radiator, carpet flooring

Bedroom Three

11' 7" x 7' 5" (3.53m x 2.26m)

Window to rear aspect, carpet flooring

Bathroom

bath, shower, w/c, wash hand basin.

Outside

Front Garden

Allocated parking space

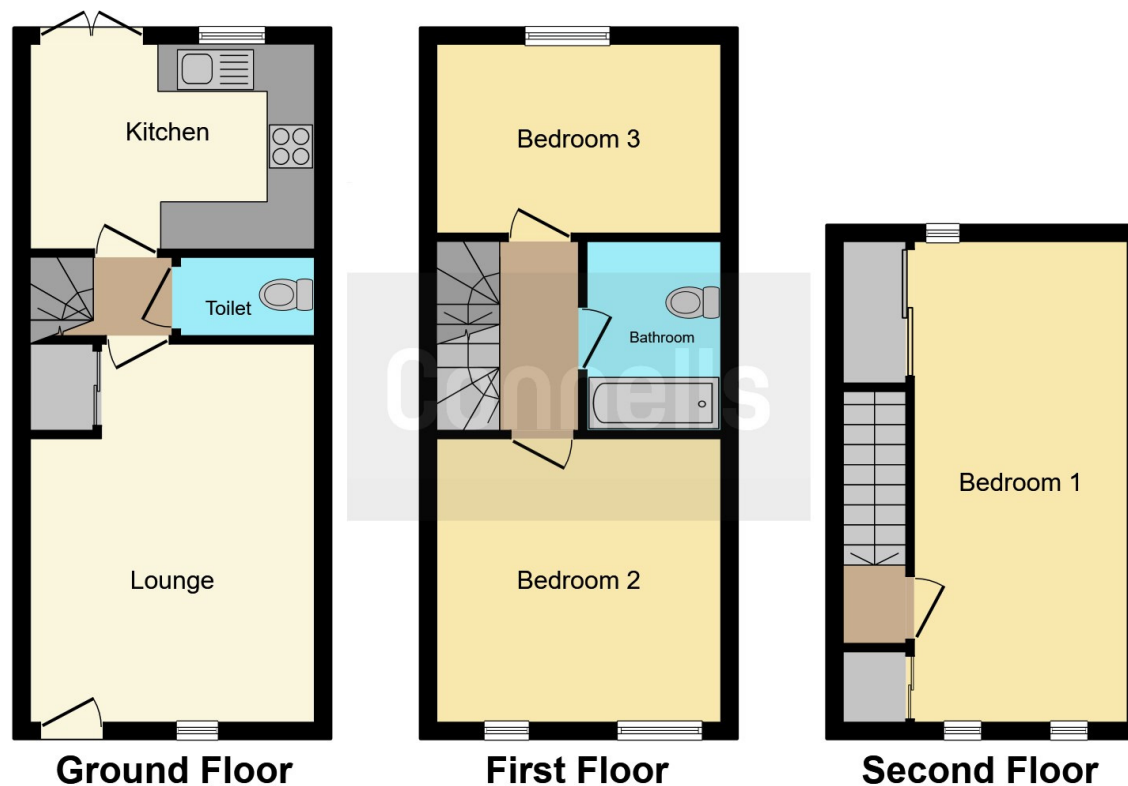
Rear Garden

Patio, laid to lawn









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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19 High Street North
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311432



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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