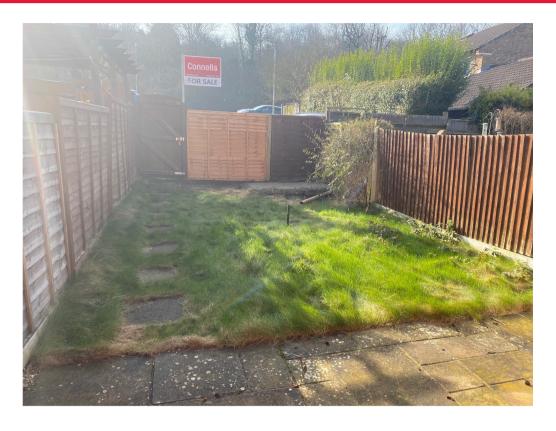


Connells

Spoondell Dunstable







# **Property Description**

\*SOUTH WEST DUNSTABLE LOCATION\*
\*NO UPPER CHAIN\* \*ON ROAD PARKING\*
\*EXCELLENT A5 & M1 ACCESS\* \*

Enjoy living in this two bedroom family home located within a popular area of Dunstable!

Accommodation comprises to the ground floor; entrance hall, kitchen / diner, lounge with patio door leading to rear garden. Upstairs comprises; two bedrooms and family bathroom. Outside boasts front and rear garden with on street parking.

For the commuter; the A5-M1 bypass link offers easy access to the motorway and Leagrave Train Station is can be found nearby offering fast and frequent service into London. The property is well placed so that local amenities can be found within close proximity and good school schooling also. What are you waiting for?

Call us today to book your viewing!!....

### **Entrance Hall**

Door to front aspect

## Lounge

15' 6" x 12' 6" ( 4.72m x 3.81m ) Window to rear access

## Kitchen

9' 5" x 6' 4" ( 2.87m x 1.93m )

Fitted kitchen, wall and base units, window to front aspect, work surfaces, one bowl sink / drainer, cooker hood, space oven and hob, space for fridge and freezer, space for washing machine.

#### **Bedroom One**

14' 7" x 8' 8" ( 4.45m x 2.64m ) Window to front aspect,

#### **Bedroom Two**

10' 2" x 8' 6" ( 3.10m x 2.59m ) Window to rear access

### **Bathroom**

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

#### Outside

### **Front Garden**

Patio

#### Rear Garden

Patio, laid to lawn









To view this property please contact Connells on

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view this property online connells.co.uk/Property/DUN311571

EPC Rating: D



Tenure: Freehold



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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