





# Spoondell Dunstable LU6 3JF

for sale guide price  
**£250,000**



## 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 Legrave 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

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN311571](https://connells.co.uk/Property/DUN311571)**



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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: DUN311571 - 0002