



**Connells**

Montgomery Grove  
DUNSTABLE





## Property Description

**\*TWO DOUBLE BEDROOMS\* \*SOUTH DUNSTABLE\* \*OFF ROAD PARKING\* \*EASY A5 AND M1 ACCESS\***

An exceptionally well presented two bedroom end of terrace property located in a quiet CUL-DE-SAC in a modern and recently built development of South Dunstable!

Brought to market for the first time since it was built in 2018; the property remains in IMMACULATE CONDITION and boasts high quality fixtures and fittings throughout. Accommodation comprises to the ground floor; entrance hall, cloakroom, kitchen and lounge. The first floor comprises two double bedrooms and family bathroom. Outside benefits from a low maintenance rear garden with an outbuilding and off road parking for two cars.

The property is ideally located for commuters with A5 access nearby and M1 Junction 9 within close proximity. A highly popular location, the home appeals to small families, downsizers and first time buyers!

Call Connells TODAY to secure your viewing!

## Entrance Hall

Door to front aspect, Laminate flooring, radiator.

## Cloakroom

Spotlights, extractor fan, WC, wash hand basin, walls partly tiled radiator, vinyl flooring.

## Lounge

15' x 12' 11" Max ( 4.57m x 3.94m Max )

Laminate flooring, storage space, double glazed window to rear aspect, french doors, two radiators, telephone point, TV point,

## Kitchen

9' 4" x 5' 11" ( 2.84m x 1.80m )

Fitted kitchen, walls and base units, double glazed window to front aspect, one and half bowl sink/drain, work surfaces, integrated oven and hob, cooker hood, integrated washing machine and dishwasher, integrated fridge and freezer, central heated boiler, vinyl flooring.

## Landing

Carpeted flooring, radiator, wall sockets.

## Bedroom One

10' 11" x 8' 3" ( 3.33m x 2.51m )

Two double glazed windows to rear aspect, Storage space, carpeted flooring, radiator, loft access.

## Bedroom Two

12' 10" Max x 9' 2" ( 3.91m Max x 2.79m )

Two double glazed windows to front aspect, storage, carpeted flooring, radiator

## Bathroom

Heated towel rail, bath with mixer taps, shower, wash hand basin, extractor fan, WC, walls partly tiled, vinyl flooring.

## Outside

## Front Garden

## Rear Garden

## Outbuilding

Power sockets, currently set up as a workshop.













**EPC Rating: B**

Tenure: Freehold

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