



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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