



Connells

Watling Gardens
Dunstable



Property Description

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

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

The property is in a good condition throughout 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

Laminate flooring, storage, radiator.

Cloakroom

Tiled flooring, partially tiled walls, WC, wash hand basin, extractor fan, radiator.

Lounge/Diner

17' 1" x 13' 9" (5.21m x 4.19m)

French doors to rear garden, carpeted flooring, two radiators.

Kitchen

10' 1" x 6' 7" (3.07m x 2.01m)

Double glazed window to front aspect, wall units, work tops, , electric oven and hob, extractor fan, boiler, laminate flooring.

Landing

Carpeted flooring, power sockets.

Bedroom One

13' 11" x 10' 1" (4.24m x 3.07m)

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

Bedroom Two

13' 9" x 11' 1" (4.19m x 3.38m)

Double glazed window to rear aspect, , storage cupboard and tank, loft access, carpeted flooring.

Bathroom

Vinyl flooring, tiled walls, towel rail, bath, WC, wash hand basin, rain shower, shaving points, storage.

Outside

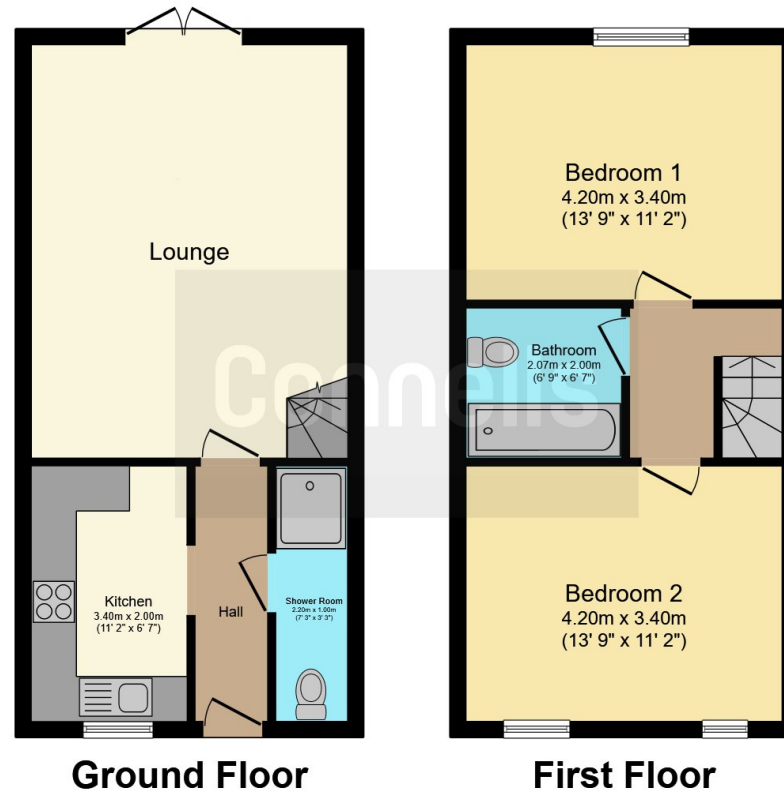
Rear Garden

Shed, 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

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EPC Rating: C

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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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