



Connells

Abbey Walk
Houghton Regis Dunstable



Property Description

TWO GOODSIZED BEDROOMS *OPEN PLAN LOUNGE/ DINER* *GARAGE IN BLOCK* *EXCELLENT A5-M1 LINKS*

A fantastic opportunity to own a two bedroom mid-terrace home situated in the popular location of Houghton Regis - close to local amenities and a variety of good schools!

Accommodation comprises; entrance hall, lounge / diner and kitchen. Whilst the first floor boasts two good sized bedrooms and family bathroom. Outside, the home benefits from a front garden/ rear garden with garage and off road parking to the rear.

This home is a ideal purchase for first time buyers, downsizers, small families and buy to let investors - call to arrange your viewing!

Entrance Hall

Double glazed door to front aspect,

Lounge

7' 2" x 19' 9" (2.18m x 6.02m)

Double glazed window to front aspect, TV point, radiator, double glazed door to rear garden.

Kitchen

7' 4" x 6' 10" (2.24m x 2.08m)

Fitted kitchen, wall and base units, double glazed window to rear aspect, sink with single

tap, work surfaces, space for oven and hob, space for washing machine, space for fridge and freezer, built in cupboard.

Landing

Bedroom One

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window to front aspect, large storage cupboard that extends over the staircase, radiator.

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.69m)

Double glazed window to rear aspect.

Bathroom

Double glazed window to rear aspect, bath with mixer taps, shower, wash hand basin, WC.

Outside

Front Garden

Laid to lawn, footpath leading to front aspect.

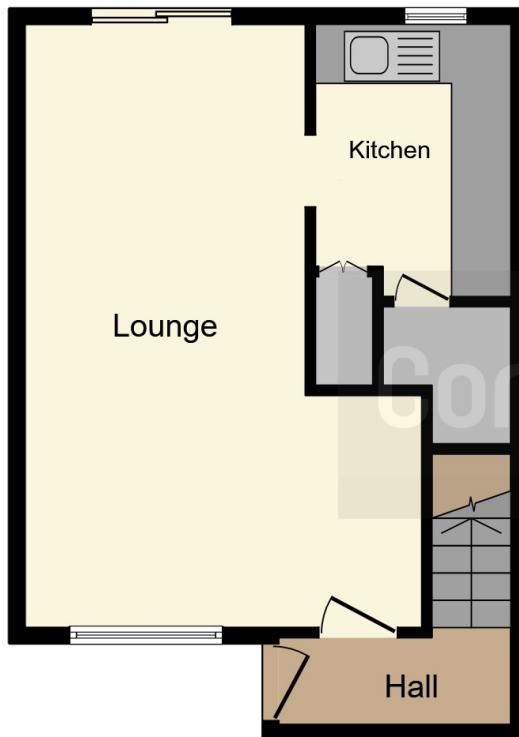
Rear Garden

Patio, fence and wall enclosed, rear gate access.

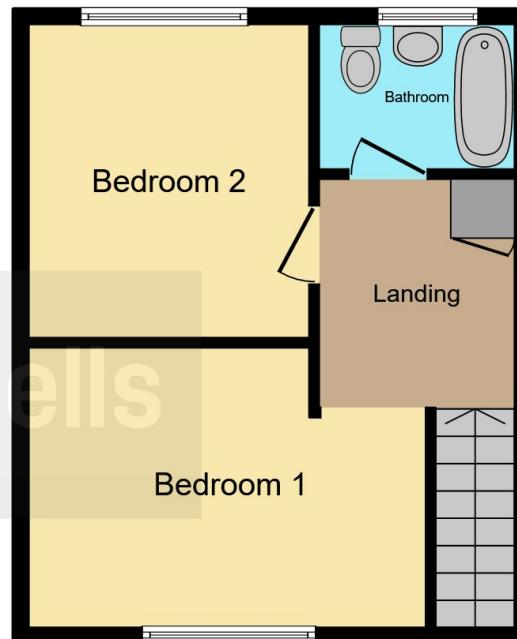








Ground Floor



First Floor

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

To view this property please contact Connells on

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
 DUNSTABLE LU6 1HX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311872



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN311872 - 0003