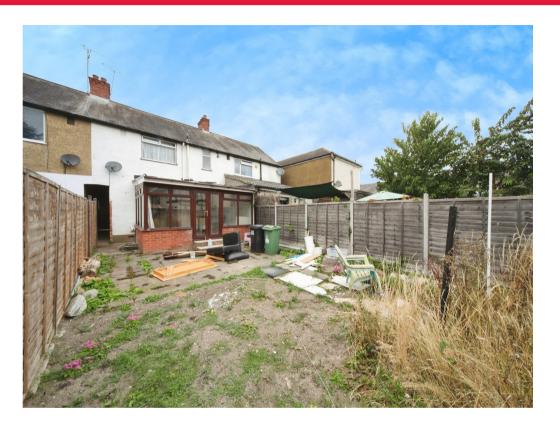


Connells

Capron Road DUNSTABLE

# Capron Road DUNSTABLE LU5 5AG







## **Property Description**

\*VICTORIAN BAY FRONTED\* \*\*CENTRAL DUNSTABLE\* \* LOUNGE / DINER\* \*KITCHEN\* \*OPEN PLAN LOUNGE / DINING ARFA\*

An exceptionally well presented mid-terrace family home in central Dunstable - situated in a popular area, close to nearby schools and excellent A5-M1 links!

This home is situated on a well regarded road in a convenient and popular location; close to local amenities, good schools and transport links. Accommodation comprises; spacious open plan lounge / dining area which leads to the kitchen, family bathroom and large rear garden. Upstairs comprises three good size bedrooms.

Viewings come highly recommended - call us TODAY to arrange yours!

#### **Entrance Hall**

Door to front aspect

## Lounge

13' 1" x 11' 1" ( 3.99m x 3.38m )

Double glazed window to front aspect, radiator,

## Kitchen

6' 5" x 15' 7" ( 1.96m x 4.75m )

Fitted kitchen, wall and base units, double

glazed window to rear aspect, one bowl sink / drainer, integrated oven and hob, tall fridge, washing machine, work surfaces, cooker hood, built-in pantry.

## Conservatory

Tiled flooring, doors out to rear garden.

## Landing

#### **Bedroom One**

10' 4" x 11' 8" ( 3.15m x 3.56m ) Window to front aspect, radiator.

#### **Bedroom Two**

11' 8" x 9' 1" ( 3.56m x 2.77m ) Window to rear aspect, carpet flooring

## **Bedroom Three**

8' 5" x 6' 5" ( 2.57m x 1.96m ) Window to rear aspect, radiator

#### **Bathroom**

Double glazed window to rear aspect, radiator, bath with overhead shower, wash hand basin, WC.

### **Outside**

#### **Front Garden**

Off road parking

## Rear Garden

patio, laid to lawn

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

view this property online connells.co.uk/Property/DUN311743



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.

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.