



Connells

New Woodfield Green
Dunstable

New Woodfield Green Dunstable LU5 4UW

for sale guide price
£300,000



Property Description

****MODERN 2-BEDROOM END-OF-TERRACE* SOUTH DUNSTABLE*CLOSE TO LOCAL AMENITIES AND SCHOOLS*CHAIN FREE****

This beautifully presented 2-bedroom end-of-terrace home is located in a quiet and well-maintained cul-de-sac in the highly desirable area of South Dunstable. Perfectly suited for first-time buyers, downsizers, or investors, this property combines modern living with low-maintenance features, making it an ideal hassle-free purchase.

Step inside to find new flooring throughout, a stylishly updated kitchen, and a contemporary bathroom. The home offers a spacious and welcoming living area, two comfortable bedrooms, and plenty of natural light. Outside, the property benefits from a private, low-maintenance garden, perfect for relaxing or entertaining. There is also residents' off-road parking and the added bonus of no upper chain, allowing for a smooth and straightforward buying process.

Whether you're taking your first step onto the property ladder or expanding your portfolio, this modern and move-in-ready home is not to be missed.

Contact us today to arrange your viewing!

Entrance Hall

Laminate flooring, double glazed window to front aspect, storage and radiator.

Lounge

15' 6" Max x 14' 7" Max (4.72m Max x 4.45m Max)

Laminate Flooring, french doors to front aspect with side aspect double glazed windows and radiator.

Kitchen

12' 2" x 7' 10" (3.71m x 2.39m)

Rear aspect window, door to rear garden, laminate flooring, wall units, one bowl sink, work surfaces cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

Bedroom One

15' 6" Max x 9' 2" Max (4.72m Max x 2.79m Max)

Carpeted flooring, rear aspect window and radiator

Bedroom Two

10' x 7' 4" (3.05m x 2.24m)

Carpeted flooring, rear aspect window and radiator

Bathroom

w/c, basin, bath with overhead shower, extractor fan, laminate flooring and tiled walls, window to rear aspect.

Front Garden

Storage,grass area

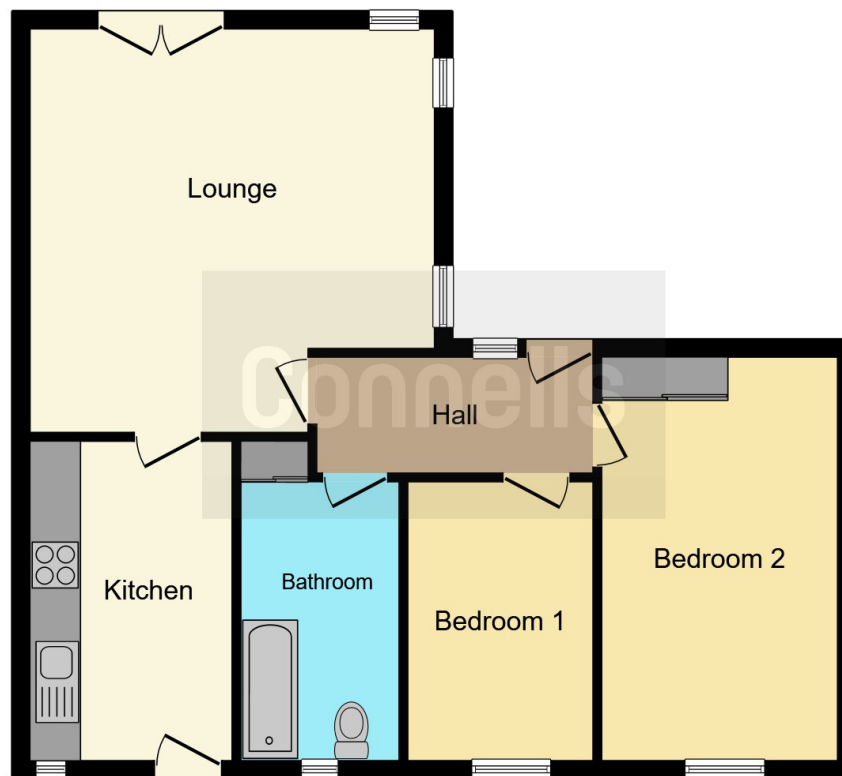
Rear Garden

Patio, graveled areas and artificial grass.









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

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19 High Street North
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311694



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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