



Aylesbury Drive, Houghton Regis, Dunstable, LU5 6FX

welcome to

Aylesbury Drive, Houghton Regis, Dunstable

Do not miss this rare opportunity to own this well-presented, two-bedroom, end-of-terraced property. With an open-plan kitchen/diner/lounge, two good sized double bedrooms and easy commuting routes to the M1 makes this ideal for commuters and families alike.

Entrance Hall

Double-glazed door to the front and storage cupboard with space for the washing machine.

Kitchen / Lounge / Dinner

22' 9" x 13' (6.93m x 3.96m)

Lounge area: Double-glazed, bay window to the side and double-glazed window to the rear. Radiator and double-glazed window overlooking the garden.

Kitchen/dining area: Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink with drainer and space for a cooker. Integrated dishwasher and space for a fridge/freezer. Breakfast bar.

First Floor Landing

Stairs from the ground floor and doors to both bedrooms and the bathroom.

Bedroom One

13' 1" x 11' 6" (3.99m x 3.51m)

Radiator and double-glazed windows to the front and side.

Bedroom Two

13' 1" x 8' 5" (3.99m x 2.57m)

Radiator and double-glazed window to the front.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Heated towel rail, shaver point and extractor fan.

Outside

Rear Garden

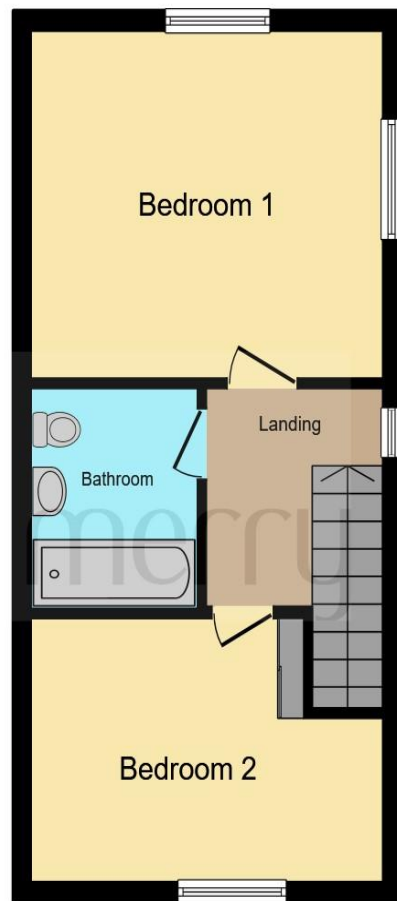
Enclosed by a brick wall with gated side access the garden is laid to lawn with a patio area.

Parking

Off-road parking for 2 cars.

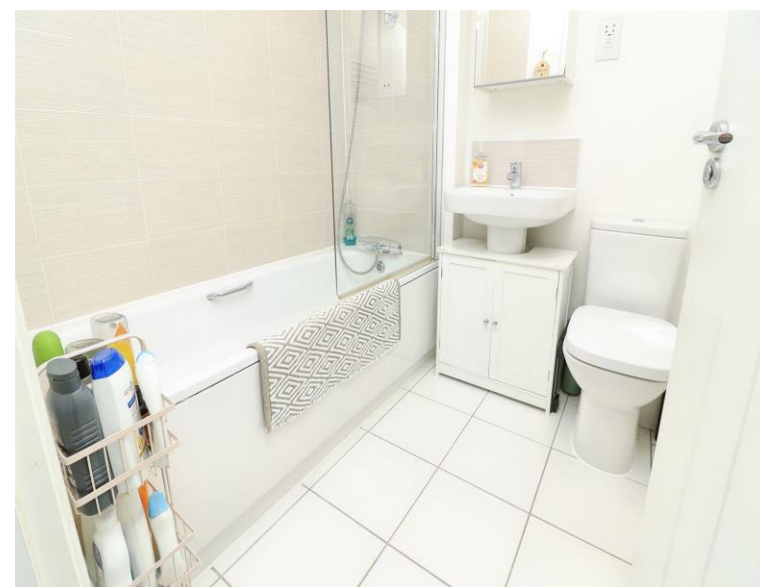


Ground Floor



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



welcome to
Aylesbury Drive,
Houghton Regis, Dunstable

- 50% SHARED OWNERSHIP
- TWO BEDROOM END-TERRACE
- OFF-STREET PARKING
- REAR LAWN GARDEN AND PATIO
- OPEN PLAN KITCHEN/DINER/LOUNGE

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 05 Oct 2018.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

shared ownership

£155,000



Under the terms of the Estate Agency Act 1979
(Section 21), please note that the vendor is an
Employee of the Connells Group of companies.

view this property online [brownandmerry.co.uk/Property/LBZ109261](https://www.brownandmerry.co.uk/Property/LBZ109261)



Property Ref:
LBZ109261 - 0005

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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



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