

Dunstable Office:

**01582 477 077**



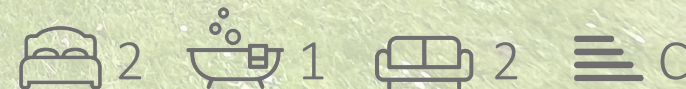
**HOUSEHOLD**  
estate agents

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12 Mandrell Close, Dunstable, LU5 5GL

**£325,000 Freehold**





£325,000 Freehold

## 12 Mandrell Close, Dunstable, LU5 5GL

- Two bedroom end terrace
- Larger than average garden
- Allocated parking
- Fitted kitchen
- Living Room
- Conservatory
- Gas central heating to radiators
- Double glazed
- Private Road location
- Ideally placed for the Commuter

This modern end terrace house is located in a private road and benefits from a larger than average garden with parking to the front of the house. Ideally placed for Dunstable town centre and the Commuter with the A5 -M1 link road and the guided bus way being close by. The accommodation comprises entrance hall, living room, fitted kitchen, conservatory, downstairs W.C, two bedrooms and first floor bathroom. Outside there is a lovely landscaped rear garden and allocated parking to the front.



Entrance Hall	11'7" x 6'0" (3.53m x 1.83m)
Cloakroom	
Kitchen	8'2" x 5'10" (2.50m x 1.77m)
Living Room	11'3" x 12'2" (3.42m x 3.70m)
Conservatory	9'7" x 9'3" (2.92m x 2.82m)
Landing	6'1" x 6'0" (1.86m x 1.83m)
Bedroom 1	8'2" x 10'5" (2.50m x 3.18m)
Bedroom 2	8'2" x 9'6" (2.50m x 2.89m)
Bathroom	6'1" x 5'10" (1.86m x 1.77m)
Outside	



Rear Garden  
Allocated Parking

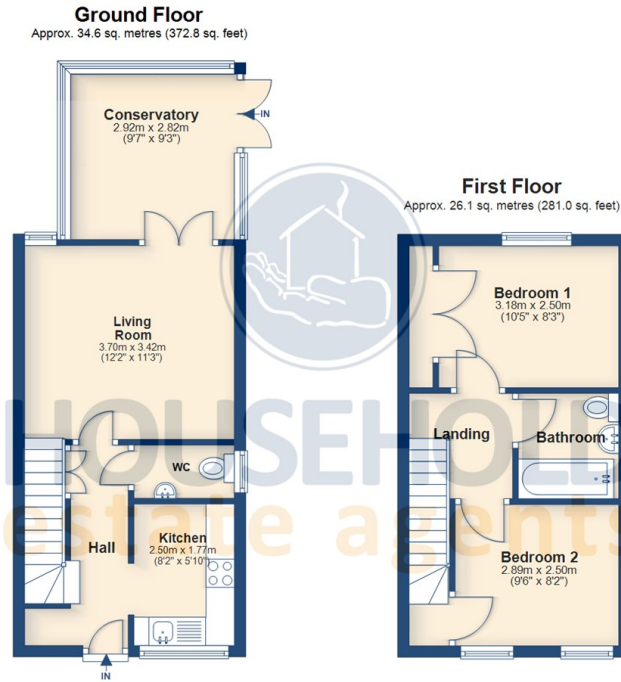
## Directions

Proceed from our Dunstable office on High Street North, at the Junction with the B5120 turn into Houghton road, then take the first right in Olma Road, then first right into Capron Road. Mandrell close is on the left hand side.





## Floor Plans



Total area: approx. 60.7 sq. metres (653.8 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan. Plan produced using PlanUp.

## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

address: 15b High Street North  
Dunstable, Beds LU6 1HX

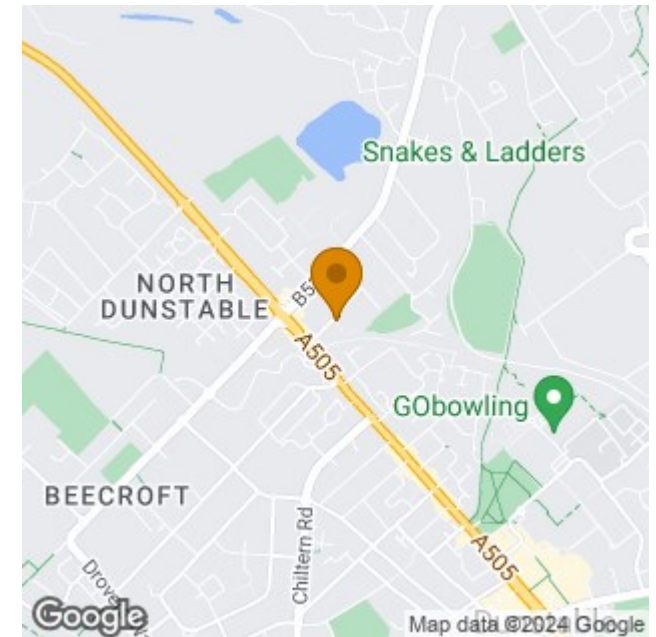
telephone: 01582 477 077

email: dunstable@house-hold.co.uk

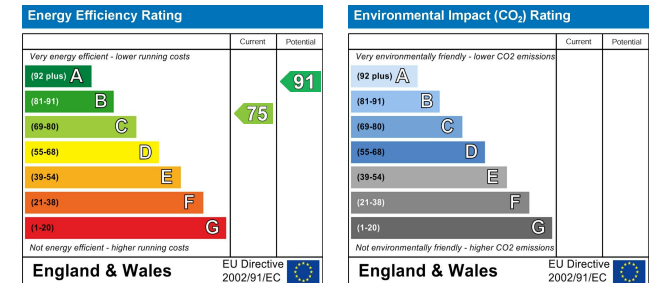
website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

## Location Map



## EPC



## The Property Experts with the Personal Touch

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