

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

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Cumbria Close, Houghton Regis, Dunstable

**£180,000 Freehold**



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The Property Experts with the Personal Touch

# Cumbria Close, Houghton Regis, Dunstable

**£180,000**



## Porch

3'8" x 4'3" (1.11m x 1.30m)

Double glazed window to side, wall mounted combi boiler

## Lounge/Diner

13'5" x 16'4" (4.08m x 4.98m)

Double glazed window to side, double glazed window to front, radiator.

## Kitchen

5'9" x 6'10" (1.76m x 2.08m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space fridge and freezer, electric points for cooker.

## Landing

## Bedroom

13'5" x 9'2" (4.08m x 2.80m)

Double glazed window to side, double glazed window to front, radiator, airing cupboard housing hot water cylinder, storage cupboard.

## Bathroom

5'10" x 6'4" (1.79m x 1.93m)

Three piece coloured suite comprising deep panelled bath, pedestal wash hand basin with fitted shower and low-level WC, full height tiling to all walls, vinyl flooring.

## Garden

Offset garden, laid to lawn, enclosed by fencing.

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

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email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

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

## The Property Experts with the Personal Touch

**MISDESCRIPTIONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Offered for sale with NO UPPER CHAIN, this MODERN CLUSTER home is located within Houghton Regis and benefits an OFF-SET PRIVATE GARDEN.

Household Estate Agents invite you to view this PERFECT FIRST HOME or BUY TO LET INVESTMENT as the property is currently tenanted achieving an approx. 4.5% GROSS RENTAL YIELD. The property further benefits from GAS CENTRAL HEATING throughout and uPVC double glazing.

Cumbria Close is located within the popular Houghton Hamlets which is a SHORT DRIVE FROM J11A OF THE M1 MOTORWAY as well as LEAGRAVE HIGH STREET THAMESLINK TRAIN STATION. Houghton Regis is situated on the border of both Dunstable and Luton, offering an abundance of local amenities in addition to Woodside Industrial Estate and the White Lion Retail Park.

The accommodation comprises an entrance porch, living room, kitchen, first-floor landing, large storage cupboard, a spacious double bedroom and the main bathroom. To the rear of the property is an off-set private garden which is fully enclosed.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE YOUR VIEWING TODAY!

TENURE - FREEHOLD  
EPC RATING - D  
COUNCIL TAX BAND - A



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## Road Map



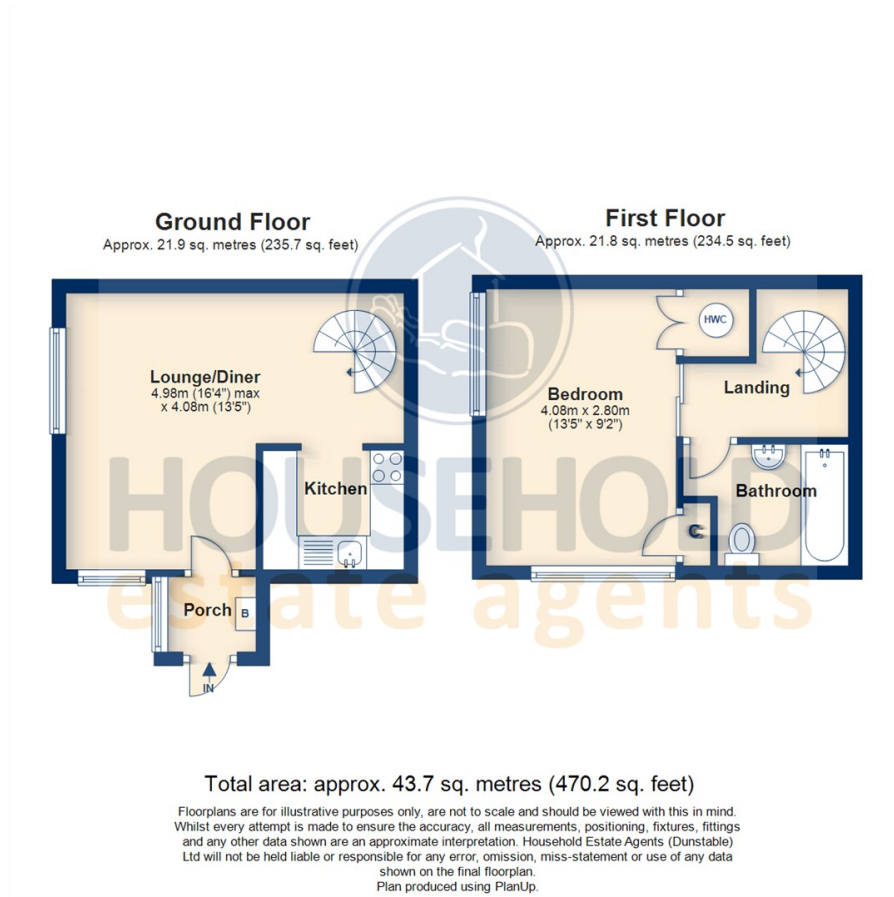
## Hybrid Map



## Terrain Map



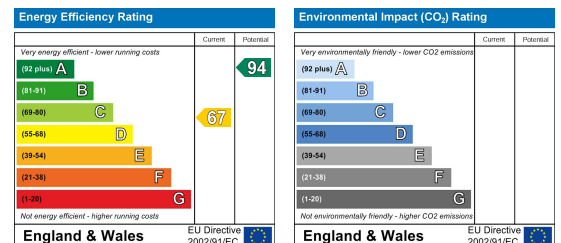
## Floor Plan



## 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.

## EPC



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