

Dunstable Office:

01582 477 077



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

West Street, Dunstable, Bedfordshire
Offers Over £270,000 Freehold



For details on all of our properties for sale and for rent visit www.house-hold.co.uk

PRS Property Redress Scheme

Zoopla.co.uk

movewithus
recommended agent

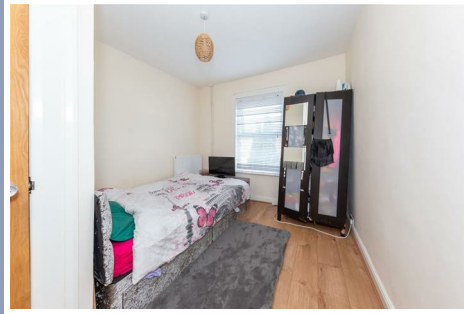
nTheMarket.com

rightmove
find your happy

The Property Experts with the Personal Touch

West Street, Dunstable, Bedfordshire

Offers Over £270,000



Front

Living Room

10'10" x 9'7" (3.31m x 2.92m)

Dining Area

12'1" x 9'6" (3.69m x 2.90m)

Kitchen

15'8" x 5'6" (4.78m x 1.68m)

First Floor Landing

Bedroom 1

10'10" x 9'6" (3.30m x 2.90m)

Separate WC

Bedroom 2

12'3" x 6'9" (3.74m x 2.07m)

Bathroom

Rear Garden

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

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.

Located on West Street in Dunstable, this two bedroom end terrace house benefits from a large rear garden and is only a short walk into the vibrant town centre. The accommodation comprises living/dining room, kitchen, two bedrooms, cloakroom and bathroom. Ideally placed for the Commuter with road links to both the M1 and A5 with the train station at Legrave being just over 4 miles away. Offered with NO UPPER CHAIN.

Household Estate Agents invite you to view this IDEAL STARTER HOME, the property further benefits from a LARGE OPEN PLAN LIVING/DINING space, a LARGE REAR GARDEN and TWO TOILETS on the first floor. Whilst there is NO ALLOCATED PARKING with the property currently, there is POTENTIAL FOR A DRIVEWAY to the front (STPP).

This home would be suitable for an array of prospective purchasers with families, in particular, benefitting from the EXCELLENT SCHOOLING nearby such as Dunstable Icknield Lower School, Priory Academy, and Queensbury Academy. The property is within walking distance to access the GUIDED BUSWAY which has direct links to LUTON TRAIN STATION and LONDON LUTON AIRPORT, it is also just a short drive from JUNCTIONS 9 & 11 of the M1 MOTORWAY.

The accommodation comprises an open plan lounge/dining room, kitchen, first-floor landing, bedroom one with separate WC, bedroom two with bathroom. There is also a cellar that can be used for storage accessed via the lounge.



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

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

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

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.

Road Map



Hybrid Map

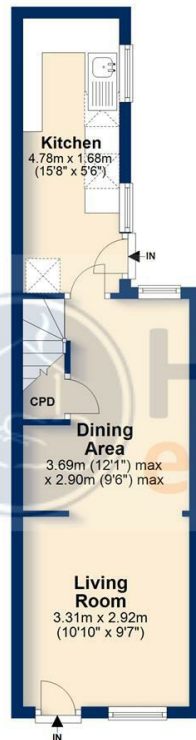


Terrain Map



Floor Plan

Ground Floor
Approx. 28.9 sq. metres (310.6 sq. feet)



First Floor
Approx. 25.6 sq. metres (275.3 sq. feet)



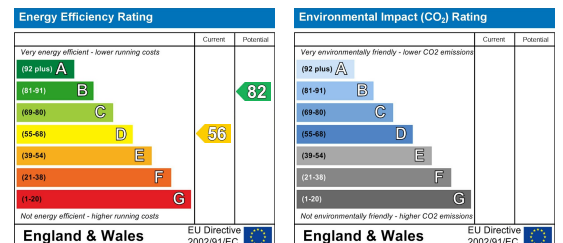
Total area: approx. 54.4 sq. metres (585.9 sq. feet)

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, mis-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.

EPC



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

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

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

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.