



\* PERIOD CHARACTER HOME \* WELL PRESENTED THROUGHOUT \* OFFERING VERSATILE / MULTI PURPOSE ACCOMMODATION OVER FOUR FLOORS \* POPULAR RESIDENTIAL AREA OF DUNSTABLE \* TWO GOOD SIZED DOUBLE BEDROOMS \* EN-SUITE SHOWER ROOM BEDROOM ONE \* BASEMENT ROOM / BEDROOM THREE \* FRONT ASPECT SITTING ROOM WITH FEATURE FIRE SURROUND WITH INSET CUPBOARDS & SHELVING \* MODERN FITTED KITCHEN & BATHROOM \* ENCLOSED REAR GARDEN \* COMPLETE ONWARD CHAIN \* VIEWING ADVISED TO APPRECIATE THIS SUPURB HOME \*

Bradshaws are delighted to offer for sale this period property situated in this popular area of Dunstable. The property has been tastefully updated and improved by the current vendors and provides versatile accommodation over four floors which include; lounge, modern kitchen and bathroom on the first floor. Basement room / bedroom three. Two double bedrooms and en-suite shower room on the first floor, and a attic room on the second floor. Set in a location where all the shops and amenities of Dunstable town centre are within a short walk, and offered for sale with a complete upper chain, Bradshaws strongly recommend an internal viewing to fully appreciate all that this property has to offer.

**Sitting Room**

Front Door. Double glazed window to the front aspect. Feature fireplace with bespoke fitted cupboards and shelving to the recess areas. Karndeian wood effect flooring. Radiator. TV point. Dado rail



**Basement/ Family Room / Bedroom 3**

Currently being used as a bedroom with double glazed window to front aspect. Fitted carpet. Radiator. Inset ceiling lights. Cupboard housing gas meter.



**Kitchen**

Fitted with a range of wall, drawer and base units with work surface over and incorporating a one and a half bowl drainer sink unit. Integrated eye level oven and grill. Gas hob. Space for a Fridge / freezer. Space and plumbing for a washing machine. Fully tiled walls.

Karndeian wood effect flooring. Picture rail. Wall mounted gas boiler (serving all heating and hot water requirements) . Double glazed window to rear aspect.



**Rear Hall**

Providing access to the bathroom. Staircase leading down to the basement. Double glazed door leading out onto the rear garden. Tiled floor

**Bathroom**

Tastefully fitted to comprise a low level w/c. Wash hand basin set into a vanity unit. Panelled bath. Part tiled walls. Tiled floor. Heated towel rail. Double glazed window to the side aspect.



**First Floor Landing**

Providing access to all first floor accommodation. Fitted carpet. Stairs leading up to attic room.

**Bedroom One**

Three feature arched sash windows to the front aspect. Radiator. Fitted carpet. Built in wardrobe.



### En-Suite Shower Room

Fitted with a low level w/c. Wash hand basin set into a vanity unit. Shower enclosure with shower over. Part tiled walls. Heated towel rail. Extractor fan.



### Bedroom Two

Double glazed window to the rear aspect. Fitted carpet. Cupboard. Radiator.



### Attic Room

Access to this room is via fixed stairs leading from the first floor landing. This multifunctional room is currently used as an occasional bedroom but would make an excellent hobby room or study.



### Rear Garden

Laid mainly to lawn with a paved patio area. Boundary fencing with gated pedestrian access.



### NB

Services and appliances have not been tested.

### Viewing

By appointment through Bradshaws.

### Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 108 sq m / 1155 sq ft

