



A well presented three bedroom Victorian terraced home located in central Dunstable. The property is a converted former bakery and features two double bedrooms and a further single bedroom, large lounge/dining room, modern fitted kitchen and family bathroom. The property boasts an easily maintained rear garden and single garage to the rear.

Dunstable town centre is a short walk away so shops, cafes and local amenities are easily accessible.

The property is available in late June / early July 2024, all applicants must attend in-person viewings and will be required to have satisfactory references in place before the tenancy can commence.

## LOUNGE / DINING ROOM

20'6" x 10'11" (6.27 x 3.35)

A spacious room with a feature double glazed bay window to the front aspect and a further side aspect window. Two radiators. Staircase to first floor with under stairs storage cupboard. Coved ceiling. Carpet as fitted. cable TV and telephone points. Door to leading to:

## KITCHEN

12'7" x 10'9" (3.84 x 3.28)

Recently re-fitted to comprise an extensive range of wall, drawer and base units. Inset single 1 and 1/2 sink unit with mixer taps. Integrated in oven and ceramic hob with an with extractor over. Feature under unit lights and further lights to kick board level. Tiled floor and part tiled walls. Two double glazed windows to the side aspect. Double glazed door to the rear. Inset home entertainment speaker and inset spot lights to the ceiling. Space and plumbing for a washing machine. Space for an American style refrigerator. Radiator.

## FIRST FLOOR LANDING

Providing access to all first floor accommodation. Hatch to the loft space. Cupboard housing combination boiler (serving domestic hot water and central heating systems). Fitted carpet. Inset home entertainment speaker to the ceiling.

## BEDROOM ONE

11'5" x 9'8" (3.48 x 2.95)

Double glazed twin front aspect windows. Fitted wardrobes. Radiator. Carpet as fitted.

## BEDROOM TWO

12'0" x 8'11" (3.66 x 2.74)

Twin double glazed front aspect windows. Radiator. Carpet as fitted.

## BEDROOM THREE

9'8" x 8'0" (2.95 x 2.44)

Double glazed rear aspect window. Radiator. Carpet as fitted.

## FAMILY BATHROOM

A suite comprising a panelled bath with shower over and glass screen, wash hand basin and low level w/c. Extractor fan. Fully tiled walls and floor. Inset home entertainment speakers and spot lights to the ceiling. Heated towel rail. Vanity mirror as fitted.

## EXTERNALLY

## TO THE FRONT

Paved front garden with brick retaining wall. Iron balustrade and gate.

## REAR GARDEN

A well presented off set garden laid to lawn with boundary fencing.

## SINGLE GARAGE

Situated to the rear of the property with up and over door. Additional parking space to the front of garage.

## VIEWING

By appointment through Bradshaws.

## DISCLAIMER

Services and appliances have not been tested.

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.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

