



Bradshaws are pleased to be marketing this delightful two bedroom mid-terraced home in a popular residential area of Central Dunstable. This property features a spacious living room, fitted kitchen, two good-sized double bedrooms and a bathroom. To the front and rear the property benefits from ample outside space, all easily maintained. There is allocated parking to the rear of the property.

Loring Road is in walking distance to Dunstable town centre, offering an array of local amenities as well as open field countryside walks on your doorstep. Internal viewings strongly recommended to appreciate this delightful home, ideal for a first-time buyer or someone looking to downsize.

Entrance

Storm porch and part double glazed composite front door.

Entrance Hall

Providing access to all ground floor accommodation with wood laminate flooring. Under stair storage cupboard. Double glazed window to the front aspect.

Kitchen

Tastefully fitted to comprise a range of wall, drawer and base level units with work surfaces over. Single drainer sink unit. Space for a free standing oven. Double glazed window to the front aspect. Space for a refrigerator/ freezer. Part tiled walls. Larder cupboard.



Sitting Room

A spacious rear aspect room with sliding patio doors leading to the rear garden. Double glazed window to the rear. Wood laminate flooring. TV point. Coved and textured ceiling.



Landing

Providing access to all first floor accommodation with fitted carpet and hatch to the loft. Airing cupboard (housing the hot water cylinder).

Bedroom One

Double glazed window to the rear aspect. Wood laminate flooring. Textured ceiling.



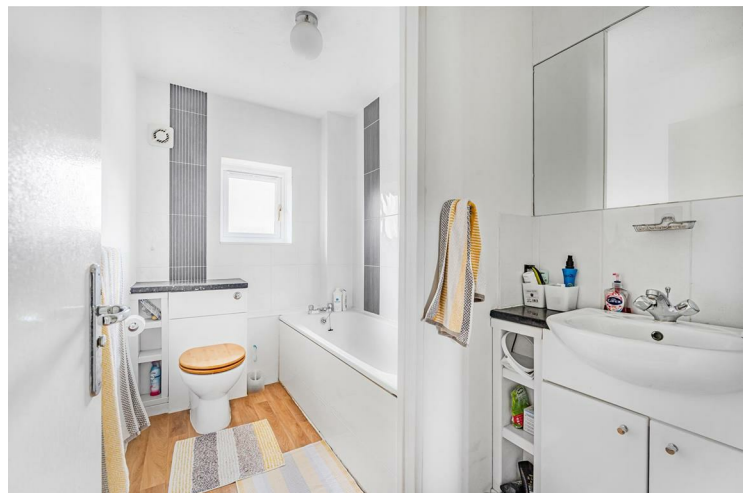
Bedroom Two

Double glazed window to the front aspect. Wood laminate flooring. Textured ceiling.



Bathroom

Tastefully fitted to comprise a w/c with concealed cistern. Bath with shower over and shower screen as fitted. Wash hand basin set into a vanity unit. Shaver socket. Double glazed window to the rear aspect. Part tiled walls.



To The Front

A large front garden mostly laid to lawn with boundary fencing and pathway leading to the entrance.



To The Rear

A good sized and enclosed and low maintenance rear garden with boundary fencing, raised beds and an area laid to shingle. Garden shed. Gated pedestrian access to the rear.



Parking

One allocated parking space and visitor parking located to the side and rear of this and neighbouring properties.

NB

Services and appliances have not been tested.

Viewing

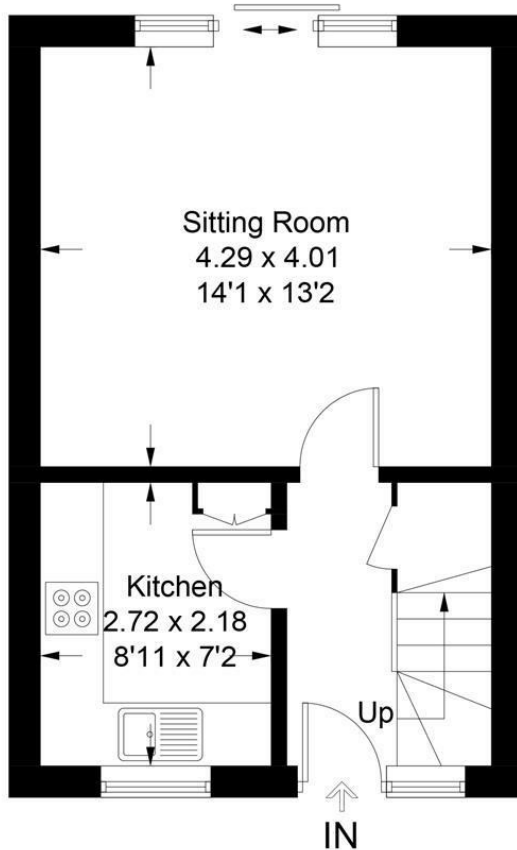
By appointment through Bradshaws.

Disclaimer

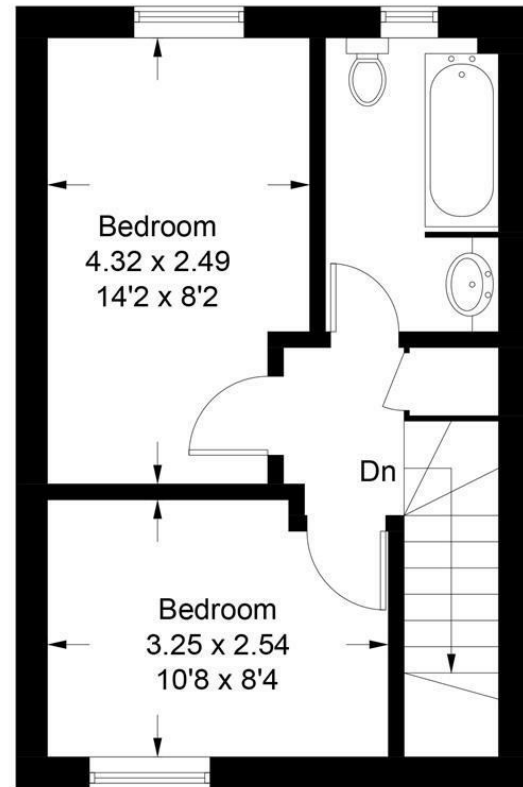
These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where 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 = 59.2 sq m / 637 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157527)

