



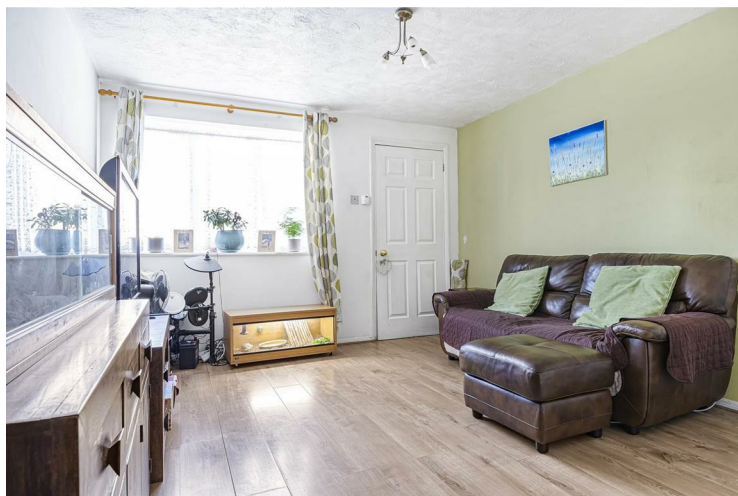
New to the market with Bradshaws, a ground floor maisonette offered for sale with the added benefit of an enclosed rear garden. Accommodation comprises an entrance lobby, living room, kitchen, bedroom and a shower room. Situated in the ever popular 'Birds' development with great access routes to London and the north via good public transport links and road infrastructure. Set within walking distance of the L&D Hospital, Woodside industrial Estate and the Dunstable Amazon distribution centre. Further benefits include; secure gated parking located to the rear, double glazing and gas central heating. The property will make an ideal purchase for a first time buyer or a buy to let investor. We strongly recommend a viewing to fully appreciated all that this charming property has to offer.

Entrance Lobby

Providing access to to all accommodation with a composite door to the side aspect. Wood laminate flooring. Door leading to:

Living Room

Double glazed window to the front. Radiator. Wood laminate flooring. Tv point. Door leading to the inner hallway.



Kitchen

Accessed via the living room and fitted to comprise a range of wall, drawer and base level units with work surfaces over. Single sink unit. Integrated eye level oven and ceramic hob with an extractor hood over. Space and plumbing for a washing machine and dishwasher. Space for a fridge / freezer. Tiled floor and part tiled walls. Double glazed window and door to the rear garden.



Inner Hallway

Providing access to the bathroom and bedroom with a double glazed window to the side aspect. Wood laminate flooring. Storage cupboard.

Bedroom

Double glazed window to the rear aspect. Radiator. Wood laminate flooring. Fitted wardrobes.



Bathroom

Fitted to comprise a w/c. Wash hand basin. Walk in shower enclosure. Fully tiled walls.



To The Front

Small low maintenance front garden with a pathway leading to the entrance with the remainder being laid to lawn. Storage barn.



Rear Garden

An enclosed private garden with a patio area adjacent to the rear of the property and the remainder being laid to lawn. Boundary fencing. Garden shed. Gate providing access to the secure gated communal parking area.



To The Rear

Located to the of the property is a secure gated communal parking area for 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 = 41.2 sq m / 443 sq ft

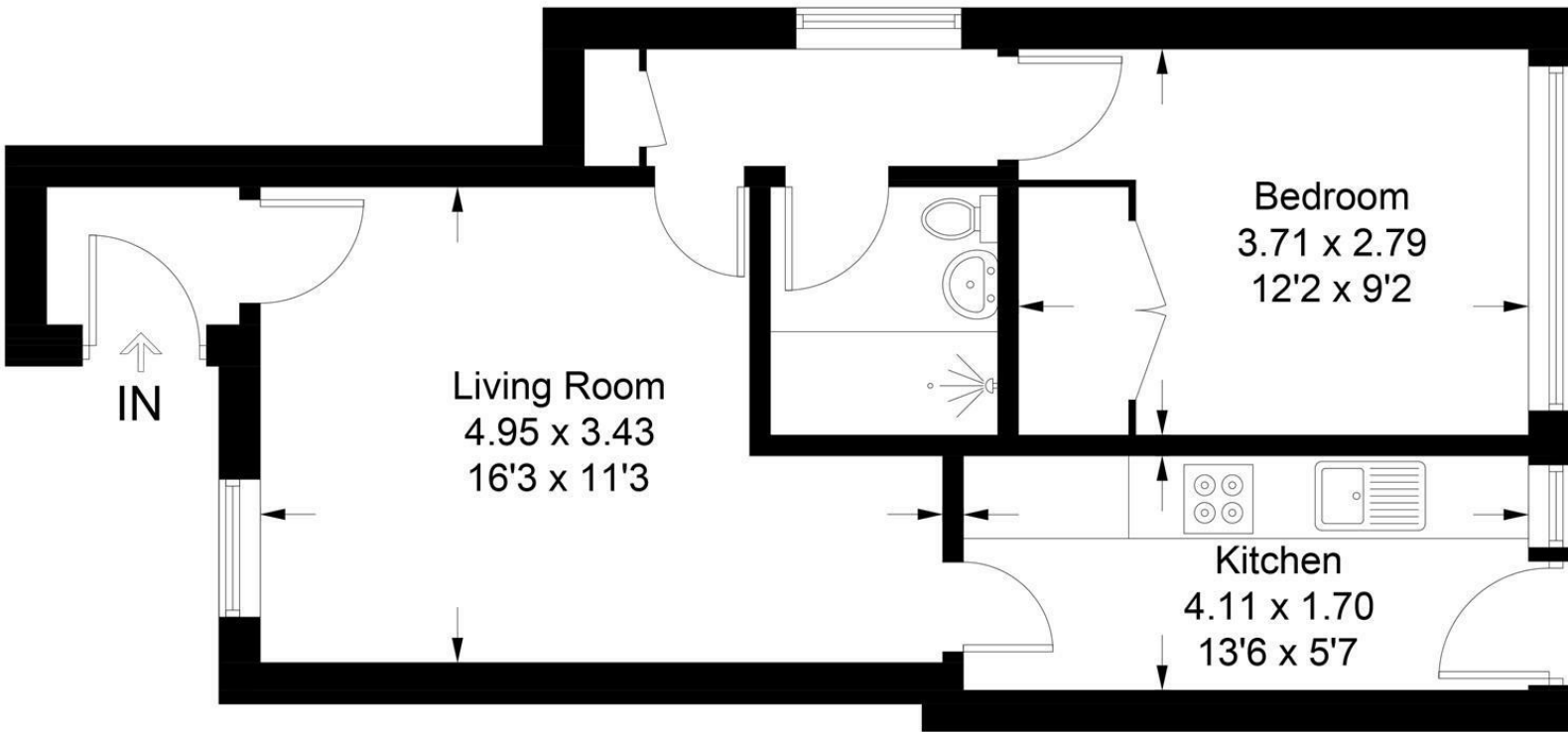


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1164733)

