



Situated in the heart of Dunstable on High Street South, this charming alms house exudes character and warmth, making it an ideal home for those seeking a unique living space. With two well-proportioned bedrooms, this property offers ample room for relaxation and personalisation.

This property is not just a house; it is a home filled with character and potential, situated in a vibrant area that boasts a variety of local amenities. Whether you are a first-time buyer or looking to downsize, this alms house presents a rare opportunity to own a piece of history in Dunstable. Don't miss the chance to make this charming property your own.

As you step inside, you will be greeted by delightful exposed brickwork and beams that add a touch of rustic charm to the interior. The good-sized kitchen and breakfast room provide a perfect setting for culinary adventures and casual dining, making it a wonderful space for entertaining family and friends.

The rear garden, enclosed by a sturdy brick wall, offers a private outdoor retreat where you can unwind and enjoy the fresh air.

Sitting Room

Hard wood door and sash window to the front aspect. Feature open fireplace with exposed brick and quarry tiled hearth. Cupboard housing gas meter and offering much needed storage. Engineered wood flooring. Exposed beam to the ceiling. Further under stairs storage cupboard. Central heating thermostat. Stairs rising to Bedroom One. Door leading to:



Kitchen/ Breakfast Room

A good sized rear aspect room with a kitchen area tastefully fitted to comprise a range of wall, drawer and base units with solid wood work surfaces over. Butler sink. Integrated appliances which include; an oven, gas hob (with an extractor hood over) and a fridge. Space and plumbing for a washing machine. Breakfast bar and bench. Wine store. Window to the rear aspect. Tiled floor. Inset spot lights and skylight to the ceiling. Feature exposed brick work to one wall.



Inner Hall

Providing access to the bathroom and Bedroom Two with French doors leading to the rear garden. Radiator. Engineered wood flooring.

Bedroom One

A first floor room with feature twin sash windows to the front aspect. Feature fire place. Storage cupboard with hanging for clothing. Fitted wardrobes. Radiator. Fitted carpet.



Bedroom Two

Double glazed sash style window to the rear aspect. Radiator. Engineered wood flooring.



Bathroom

Fitted to comprise a WC, wash hand basin and a panelled bath with a mains fed shower over. Part tiled walls. Tiled floor. Window to the side aspect. Extractor. Inset spot lights to the ceiling.



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.)

To The Front

Steps rising to a pathway which provides access to this and the other five Alms Houses.



Rear Garden

Decking area adjacent to the rear of the property with the remainder being laid to shingle. Feature brick wall to the rear of the garden. Boundary fencing. Outside tap.



NB

Services and appliances have not been tested.

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft

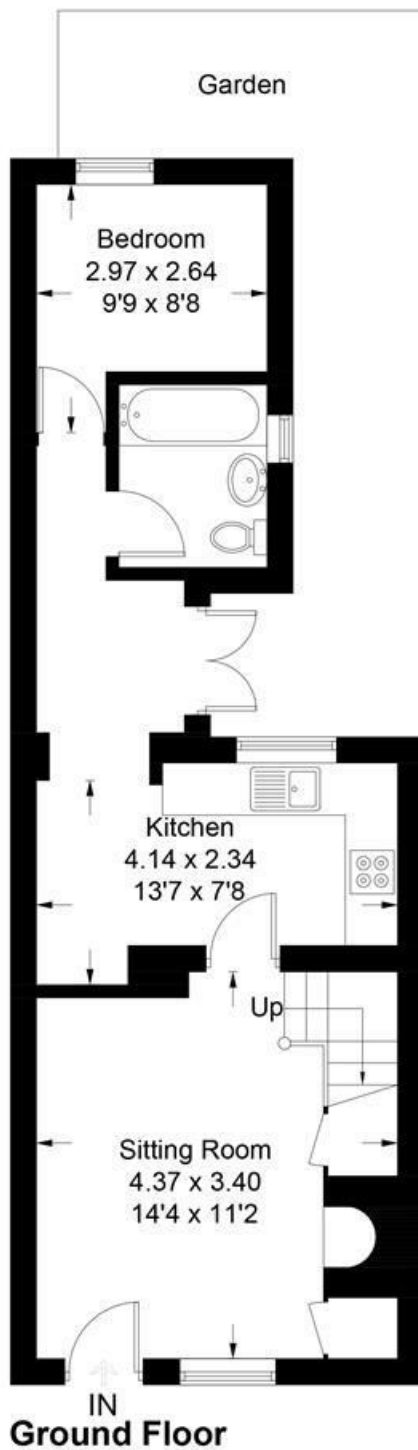


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208354)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		65
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		