



Offering deceptively spacious accommodation a four bedroomed terraced property that has been newly redecorated and new flooring throughout, situated in the popular Houghton Regis area. The well planned accommodation offers Entrance Hall, Cloakroom, Two reception Rooms, Kitchen, Four bedrooms, Bathroom, Gardens and Garage. The property benefits from gas central heating, double glazed windows and doors (were specified), unfurnished, no pets.

Available Now (subject to satisfactory referencing)

ENTRANCE HALL

Wood laminate flooring, understairs storage cupboard, double glazed front door, stairs rising to first floor accommodation.

CLOAKROOM

Low level w/c, wash hand basin, tiled floor, double glazed window.

LOUNGE

14'0" x 12'6" (4.27 x 3.81)

Double glazed rear aspect window, wood laminate flooring, power points, radiator.

DINING ROOM

10'8" x 9'3" (3.25 x 2.82)

Double glazed sliding patio doors, radiator, wood laminate flooring, power points.

KITCHEN

10'6" x 9'0" (3.20 x 2.74)

Range of wall and base mounted units with work top surfaces over, single drainer sink unit, washing machine, power points, double glazed front aspect windows, cooker.

LANDING

Storage cupboard, hatch to loft space, fitted carpet.

BEDROOM ONE

12'10" x 9'6" (3.91 x 2.90)

Double glazed window, wood laminate flooring, radiator, power points.

BEDROOM TWO

16'0" x 8'0" (4.88 x 2.44)

Cupboard housing Combi gas central heating boiler, radiator, fitted carpet, power points, double glazed rear aspect window.

BEDROOM THREE

11'4" x 5'10" (3.45 x 1.78)

Double glazed front aspect window, radiator, power points, fitted carpet.

BEDROOM FOUR

9'8" x 5'6" (2.95 x 1.68)

Double glazed window, fitted carpet, radiator, power points.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level w/c, double glazed window, radiator, part tiled walls to splash area's.

OUTSIDE

FRONT GARDEN

Laid to lawn, path to front door.

REAR GARDEN

Part laid to patio, part laid to lawn, gated pedestrian access to rear.

GARAGE

Up and over door, additional parking space to front of garage.

DISCLAIMER

These details have been prepared by Samantha Hall and the statements contained therein represent her 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. . 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.)

