Connells

Bowmans Way
Dunstable

Bowmans Way
Dunstable LU6 3LE

for sale
£250,000

Property Description

* *SOUTH WEST DUNSTABLE LOCATION* *CLOSE TO LOCAL AMENITIES* *EXCELLENT A5-M1 LINKS*

A fantastic opportunity to purchase this two bedroom cluster house situated in the popular and convenient location of South West Dunstable!

Accommodation comprises; Entrance hall, kitchen, lounge/diner with french doors leading to communal garden. Upstairs comprises of two bedrooms and family bathroom. Outside offers allocated parking.

Viewings come highly recommended, call Connells for more information and to book a viewing.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed door to side aspect

Lounge

Double glazed french doors to rear aspect, double glazed window to rear aspect, radiator

Kitchen

Fitted kitchen, wall and base units, work surfaces, double glazed window to rear aspect, integrated oven, gas hob, cooker-hood, space for washing machine, space for dishwasher and space for fridge freezer

Landing

Stairs form lounge

Bedroom One

Double glazed window to rear aspect, fitted wardrobes, radiator

Bedroom Two

Double glazed window to rear aspect, radiator

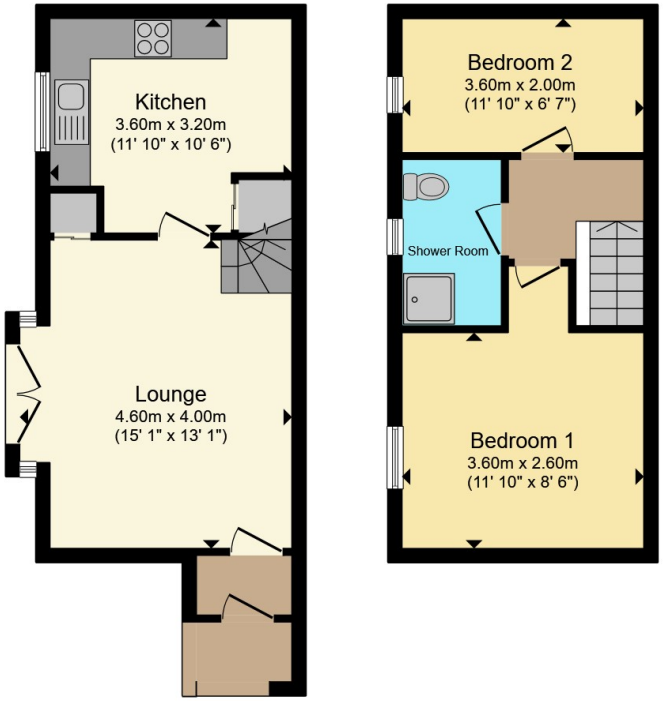
Bathroom

Double glazed window to rear aspect, shower cubicle, wash hand basin, WC

Outside

Communal Garden

Laid to lawn



Ground Floor **First Floor**

Total floor area 60.6 m² (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312785

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk