



**Connells**

Bedford Road  
Houghton Regis Dunstable



## Property Description

\*PRIVATE REAR GARDEN\* \*EXCELLENT A5/M1 LINKS\* \*SHORT DISTANCE FROM AMENITIES\* \*FANTASTIC LOCATION\*

Enjoy living in this well presented one bedroom property located in the well regarded area of Houghton Regis, benefiting from excellent travel links!

The properties accommodation comprises; Lounge/diner, and kitchen to the ground floor with the first floor featuring the bedroom and bathroom. The property also benefits from a coal cellar storage space under the lounge and loft access via stairs which is boarded with light. Outside the property boasts the Private rear garden.

The property is ideally located for both brilliant A5/M1 commuter links and public transport links via the Luton and Dunstable Busway. Also boasting being a very short walking distance from local amenities, the property is ideal for any First Time Buyers, Buy To Let Investors and Down-sizers.

Viewings come highly recommended so call Connells today!

## Lounge

Double glazed door to front aspect, double glazed window to front aspect, radiator

## Kitchen

Double glazed door to rear aspect, double glazed window to rear aspect, wall and base units, work surfaces, one bowl sink and drainer, space for electric oven, cooker-hood, space for washing machine.

## Landing

Stairs from lounge

## Bedroom One

Double glazed window to front aspect, built in wardrobe, radiator

## Bathroom

Double glazed window to rear aspect, bath with mixer taps, wash hand basin, WC, part tiled

## Loft Room

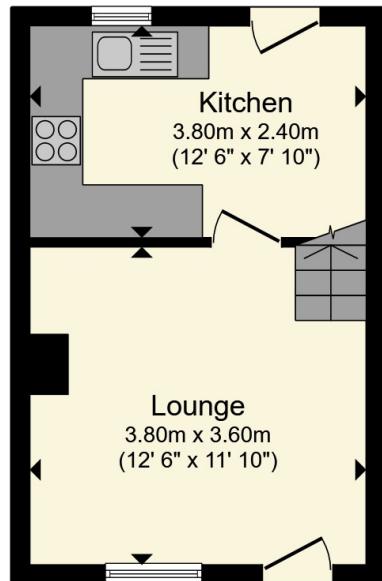
## Rear Garden

Decking area, laid to lawn

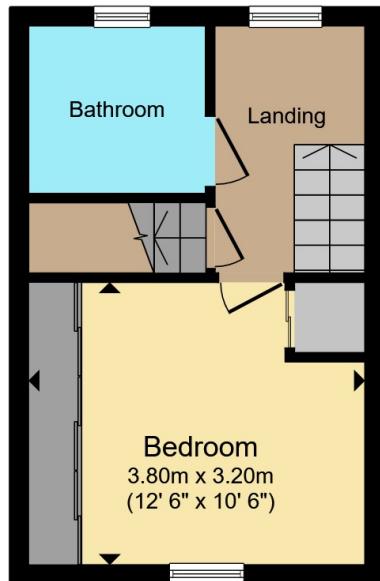




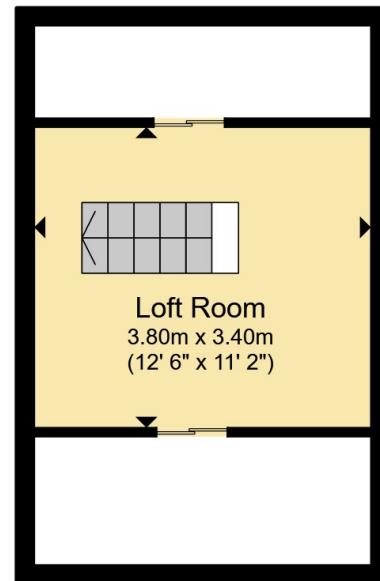




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 60.0 m<sup>2</sup> (646 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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19 High Street North  
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EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN310431](http://connells.co.uk/Property/DUN310431)**



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