



Connells

Ashington Way
Houghton Regis Dunstable

Ashington Way Houghton Regis Dunstable LU5 6RQ

for sale
£228,000



Property Description

Situated in a popular and well-established residential area of Houghton Regis, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation, ideal for first-time buyers, growing families, or those looking to upsize.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room, a modern fitted kitchen/dining area providing ample space for family meals and entertaining, together with the added convenience of a downstairs cloakroom/WC.

To the first floor, the property benefits from three well-proportioned bedrooms, including a generous principal bedroom complete with its own en suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private rear garden, perfect for outdoor relaxation and entertaining. The garden also benefits from a useful shed with power connected, making it ideal for use as a workshop, hobby space, or additional storage. To the front, there is off-road parking and side access to the rear garden.

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

Radiator, carpet

Cloakroom

Window to side aspect, WC, wash hand basin, radiator

Lounge

Window to front aspect, radiator, carpet

Kitchen

French doors to rear garden, one and a half bowl sink and drainer, integrated dishwasher, integrated fridge freezer, integrated gas hob, cooker-hood, laminate flooring

Landing

Radiator, carpet

Bedroom One

Window to front aspect, radiator, carpet

En Suite

WC, wash hand basin, single shower, extractor fan, laminate flooring

Bedroom Two

Window to rear aspect, radiator, carpet

Bedroom Three

Window to rear aspect, radiator, carpet

Bathroom

Window to side aspect, WC, wash hand basin, bath with shower, partly tiled, radiator, extractor fan, laminate flooring

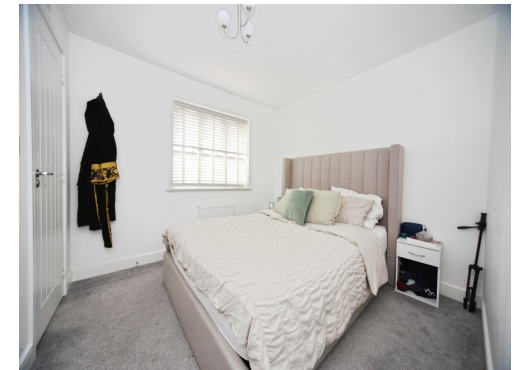
Outside

Front Garden

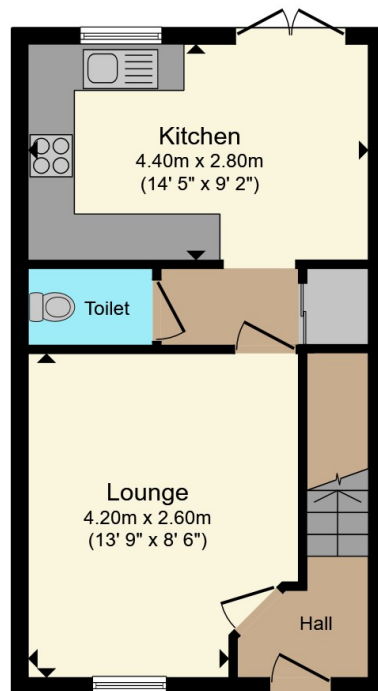
Laid to lawn, paved to front door

Rear Garden

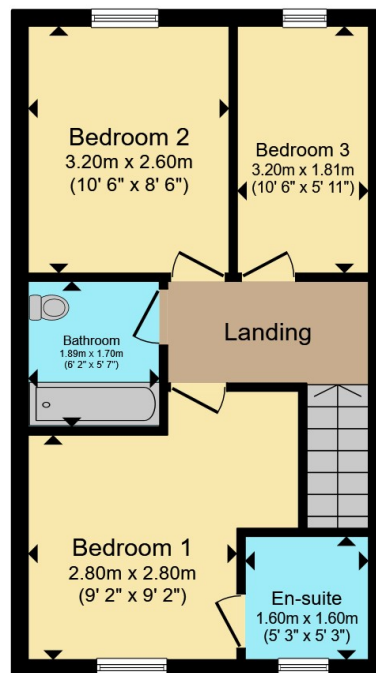
Patio area, laid to lawn, shed with power







Ground Floor



First Floor

Total floor area 72.2 m² (777 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: B

Council Tax
Band: C

Service Charge: 51.87
Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312631

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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

Property Ref: DUN312631 - 0003