



**Connells**

Poynters Road  
DUNSTABLE



## Property Description

**\*EXTENDED TO THE REAR\* \*OPEN PLAN KITCHEN/DINER\* \*GOOD-SIZE REAR GARDEN\* \*DOWNSTAIRS SHOWER ROOM\* \*DOUBLE GARAGE\* \*THREE GOOD-SIZE BEDROOMS\***

Connells is happy to present this three bedroom end-terrace property with incredible potential in the desirable East Dunstable location!

The accommodation comprises; porch, entrance hall, lounge, open plan kitchen/diner and downstairs shower room. Whilst the first floor comprises of three good-size bedrooms and a four piece family bathroom. Outside, the property features off road parking, a good-size rear garden and a double garage.

The property also benefits from excellent school catchments and fantastic A5/M1 commuter links. With all these features, this property is ideal for any first time buyer, growing family or investor. So do not miss the opportunity and call Connells today to arrange your viewing!

## Entrance Porch

Door to front and rear aspect, carpet

## Entrance Hall

Carpet

## Lounge

Window to rear aspect, under the stairs storage, radiator, carpet

## Dining Room

Carpet, radiator

## Kitchen

Wall and base units, work surfaces, one and a half bowl sink and drainer, integrated oven and hob, space for fridge, space for freezer, space for dishwasher, tiling

## Utility Room

Space for washing machine and dryer

## Landing

Window to side aspect, carpet

## Bedroom One

Window to front aspect, radiator, carpet

## Bedroom Two

Window to, built in storage, radiator, carpet, combi boiler

## Bedroom Three

Window to rear aspect, radiator

## Bathroom

WC, wash hand basin, bath, overhead shower, radiator, window to front aspect









Total floor area 104.0 m<sup>2</sup> (1,119 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)



To view this property please contact Connells on

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

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312496](http://connells.co.uk/Property/DUN312496)**



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.

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