



Connells

Grove Road
Houghton Regis Dunstable



Property Description

* ***NO UPPER CHAIN*** ***OFF ROAD PARKING*** ***CLOSE TO GOOD SCHOOLS CATCHMENTS*** ***FANTASTIC A5-M1 LINKS***

A fantastic opportunity to own this two bedroom end-terrace property situated in the popular location of Houghton Regis!

Accommodation comprises; entrance hall, lounge, kitchen / diner to the rear whilst the first floor comprises; landing, two good size bedrooms and a family bathroom. Outside, the property benefits from terrace, patio, goodsize rear garden with off road parking to the rear for up to two cars.

Furthermore, the property is conveniently situated as to provide easy access to local amenities, schools and excellent A5 and M1 links.

Entrance Hall

Door to front aspect.

Lounge

9' 1" x 14' 1" (2.77m x 4.29m)

Window to front aspect

Kitchen

6' 10" x 10' 7" (2.08m x 3.23m)

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces,

one bowl sink / drain, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

Landing

Bedroom One

11' 2" x 10' 7" (3.40m x 3.23m)

X2 window's to front aspect, radiator, carpet flooring

Bedroom Two

10' 8" x 10' 9" (3.25m x 3.28m)

window to rear aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer tap's and shower, w/c.

Outside

Front Garden

Patio.

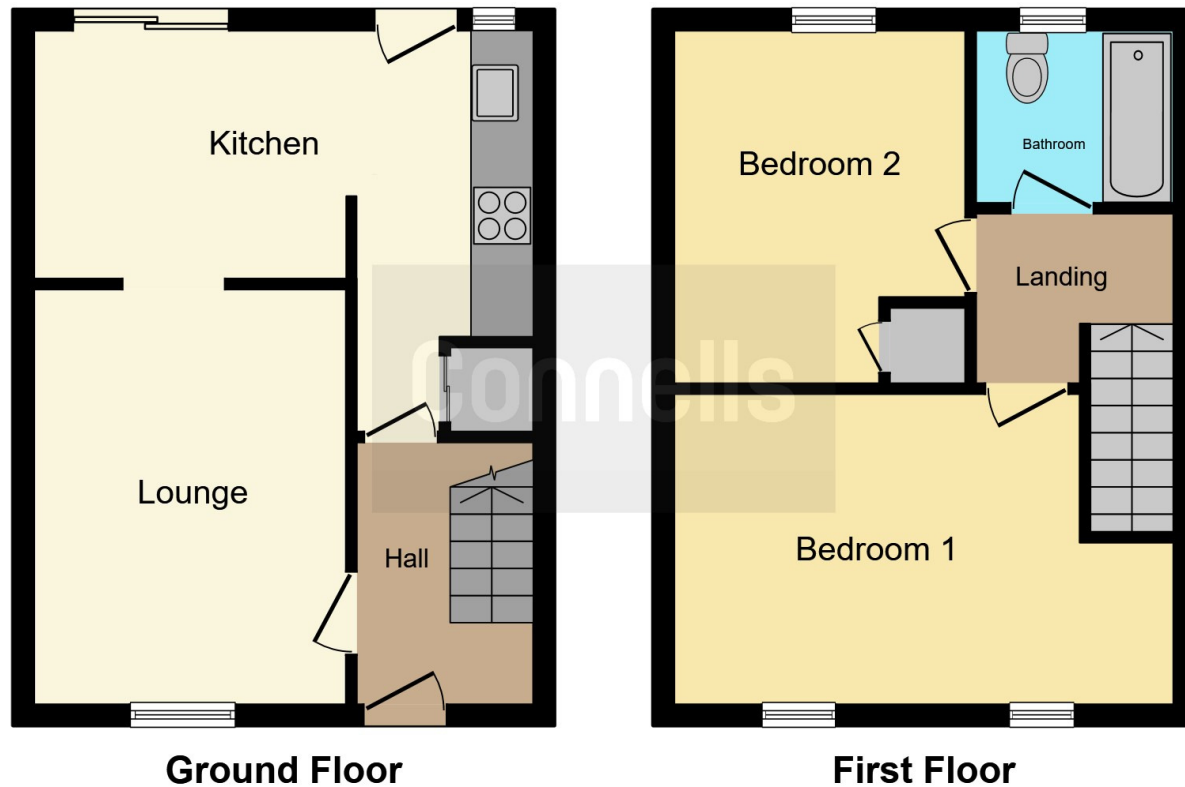
Rear Garden

Gated access to off road parking, patio,









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.focalagent.com

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: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311943



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: DUN311943 - 0004