



**Connells**

Cross Street North  
Dunstable



# Cross Street North Dunstable LU6 1ND

for sale  
**£260,000**



## Property Description

CENTRAL DUNSTABLE\* \*TWO BEDROOM  
MID-TERRACE\* \*CLOSE TO LOCAL  
AMENITIES AND A5-M1 LINKS\*

Close to Good Schools - Easy A5 and M1  
Commuter Links - Short Walking Distance to  
Town Centre and Local Amenities.

This home is situated on a well regarded road  
in a convenient and popular location; close to  
local amenities, good schools and transport  
links. Accommodation comprises; spacious  
lounge, kitchen and rear garden. Upstairs  
comprises two bedrooms and family  
bathroom.

Viewings come highly recommended - call us  
TODAY to arrange yours!

## Entrance Hall

## Study

Wooden laminate flooring, window to side  
aspect.

## Lounge

Wooden laminate flooring, double glazed  
french doors to rear aspect going out to  
garden.

## Kitchen

Fitted kitchen, wall and base units, work  
surfaces, one bowl porcelain sink, integrated  
oven and hob, integrated appliances, space  
for fridge freezer, tiled flooring, double glazed  
window to rear aspect.

## Landing

## Bedroom One

Wooden laminate flooring, Double glazed  
window to rear aspect.

## Bedroom Two

Wooden laminate flooring, double glazed  
window to side aspect.

## Bathroom/ Shower Room

Walk in double shower, wash hand basin,  
WC, tiled floor to ceiling, heated towel rail,  
double glazed window to rear aspect.

## Outside

## Front Garden

Gated courtyard paved style garden.

## Rear Garden

Patio, gravel, shed

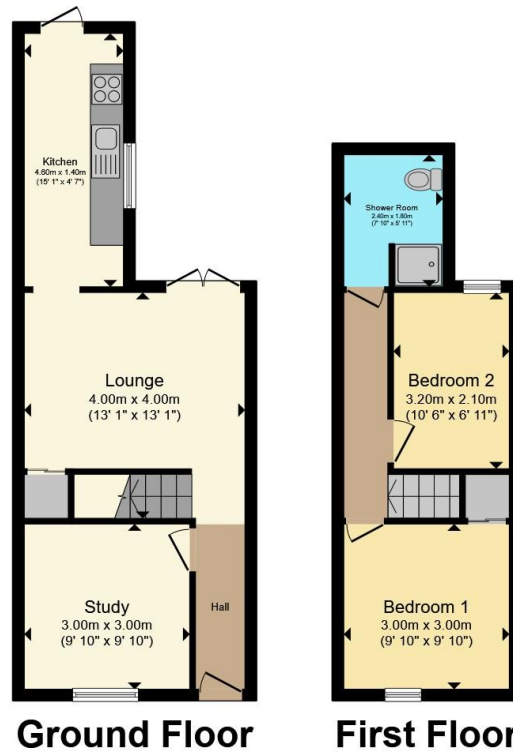












Total floor area 63.3 m<sup>2</sup> (682 sq.ft.) approx

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  
DUNSTABLE LU6 1HX

EPC Rating: E Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312115](http://connells.co.uk/Property/DUN312115)**



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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