



**Connells**

Gilpin Close  
Houghton Regis Dunstable



# Gilpin Close Houghton Regis Dunstable LU5 5SL

for sale offers in excess of  
**£240,000**



## Property Description

\* \*TWO BEDROOM \* \*OFF ROAD PARKING\* \*NO UPPER CHAIN\* \*CLOSE TO M1-A5 LINKS.

Connells are happy to offer this two bedroom terraced property situated in the ever popular and growing location of Houghton Regis.

The property comprises, Entrance hall, lounge, kitchen leading to rear garden. The first floor features two goodsize bedrooms and family bathroom. Outside offers good size rear garden and off road parking to the front.

This property has plenty of added benefits being close to local amenities, close to good schools and only being a short distance to the A5/M1. Viewings come highly recommended as they property is ideal for any growing families or up-seizers so CALL US TODAY!

## Entrance Porch

Door to front aspect.

## Lounge

Laminate flooring, cupboard under the stairs, stairs to landing, window to front aspect.

## Kitchen

Tiled flooring, wall and base units, work surfaces, stainless steel sink and drainer,

integrated hob, door to rear garden and window to rear aspect.

## Landing

## Bedroom One

Carpeted flooring, window to rear aspect.

## Bedroom Two

Laminate flooring, window to rear aspect.

## Bathroom

WC, wash hand basin, bath, part tiled walls.

## Outside

## Front Garden

Driveway parking, shingle area.

## Rear Garden

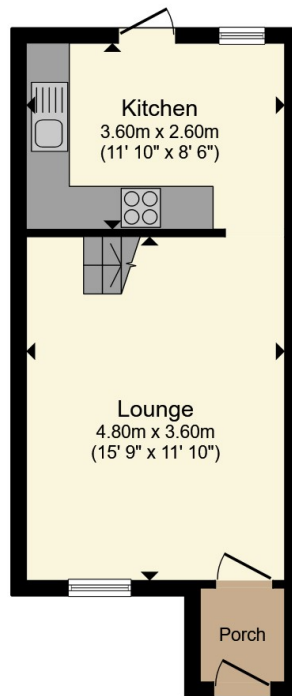
Paving slabs, shed.



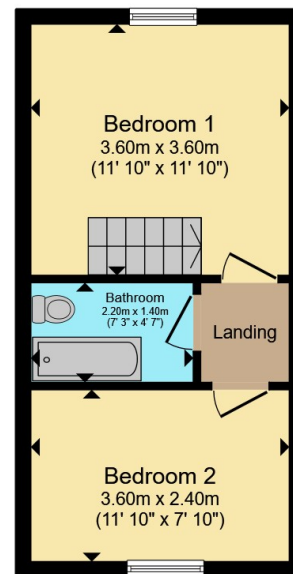








**Ground Floor**



**First Floor**

Total floor area 55.7 m<sup>2</sup> (599 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

**T 01582 661 265**

**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312288](http://connells.co.uk/Property/DUN312288)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUN312288 - 0002