



**Connells**

Bramley Court Luton Road  
Dunstable



# Bramley Court Luton Road Dunstable LU5 4GB

for sale offers in excess of  
**£270,000**



## Property Description

\* \*EAST DUNSTABLE LOCATION\*  
\*DOWNSTAIRS CLOAKROOM\* \*CAR  
PORT\* \*OFF ROAD PARKING\*

Enjoy living in this two bedroom end of terrace property situated in a modern and popular development of East Dunstable - conveniently located close to local amenities and excellent M1 access!

Accommodation comprises; entrance hall, cloakroom, fitted kitchen and lounge / diner to ground floor. Second floor boasts two good size bedrooms and family bathroom. Externally, the home benefits from off road parking with a car port for up to three cars and a low maintenance rear garden.

The property is ideally positioned close to close to local schools, amenities, M1 Junction 11 and the Guided Busway which provides fast and frequent service to Luton Town Centre, Luton Train Station and Luton Airport Parkway.

Call Connells to arrange your viewing!

## Entrance Hall

Double glazed door to front aspect, built in storage cupboard.

## Cloakroom

WC, wash hand basin, double glazed window to front aspect, radiator, wooden flooring.

## Kitchen

10' 7" Max x 6' 3" Max ( 3.23m Max x 1.91m Max )

Fitted kitchen, wall and base units, double glazed window to front aspect, one and half bowl sink/drain, work surfaces, integrated oven and hob, cooker-hood, space for washing machine, space for fridge and freezer, CH boiler, tiled flooring.

## Lounge

19' 1" x 12' 8" ( 5.82m x 3.86m )

Double glazed window to side aspect, fire place, radiator x 2, TV point, carpeted flooring.

## Landing

Stair from lounge, loft access, carpeted flooring.

## Bedroom One

12' 8" x 8' 5" ( 3.86m x 2.57m )

Double glazed window to front aspect, radiator, carpeted flooring.

## En Suite

Double glazed window to side aspect, radiator, bath with taps, shower, vanity unit,

extractor fan, WC, walls partly tiled, vinyl flooring.

## Bedroom Two

12' 8" Max x 12' 4" Max ( 3.86m Max x 3.76m Max )

Double glazed window to rear aspect, radiator, built in cupboard, carpeted flooring.

## En Suite

Double glazed window to side aspect, shower, shower cubicle, wash hand basin, extractor fan, WC, walls partly tiled, radiator, vinyl flooring.

## Outside

## Car Port

Parking for up to three cars.

## Rear Garden

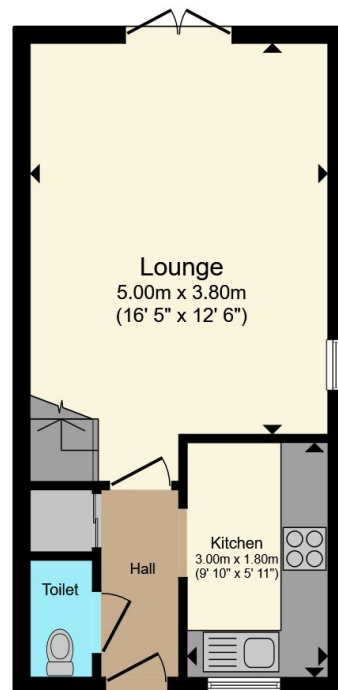
Laid to lawn, fence enclosed, patio.



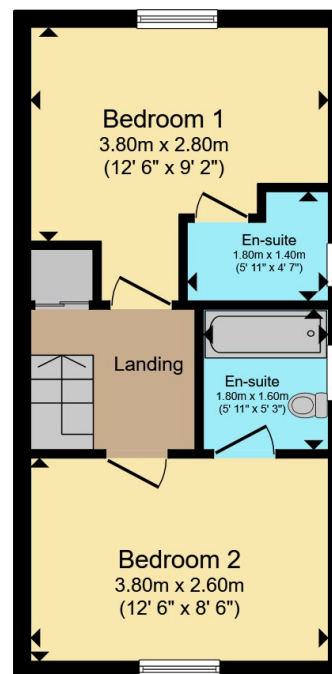








**Ground Floor**



**First Floor**

Total floor area 61.6 m<sup>2</sup> (663 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  
DUNSTABLE LU6 1HX

EPC Rating:  
Awaited

Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312118](http://connells.co.uk/Property/DUN312118)**



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