



Vacant two-bedroom bungalow requiring renovation, with garage, driveway and mature gardens, offering excellent scope to redesign and modernise in a well-established Dunstable location.

## The Home

Offered to the market with no onward chain, this vacant two-bedroom bungalow presents an exciting opportunity for a purchaser seeking a full renovation project with the chance to create a home to their own specification.

The accommodation extends to approximately 800 sq ft and is arranged over a single storey, currently comprising an entrance hall, a bright front-facing sitting room, a generous kitchen/breakfast room opening onto the rear garden, two well-proportioned bedrooms, a bathroom and separate WC. While the property is now dated and in need of comprehensive updating, the layout is straightforward and the overall footprint provides an excellent foundation for refurbishment, remodelling and improvement.

The kitchen/breakfast room is a particularly good size and enjoys direct access to the rear garden via sliding patio doors, giving clear scope for the creation of an attractive everyday living space. Both bedrooms offer comfortable proportions, while the sitting room provides a well-balanced reception area with good natural light.

Outside, the bungalow occupies a mature plot with lawned gardens to both the front and rear, together with driveway parking and a detached garage. The rear garden is a notable feature, offering a generous area of outdoor space bordered by established shrubs, hedging and trees, with plenty of scope for landscaping and enhancement.

## Situation

The property is well placed for access to both local amenities and surrounding countryside. Nearby are Blow's Downs Nature Reserve, Mentmore Park, Dunstable Downs Country Park and the National Trust's Dunstable Downs and Whipsnade Estate, while Asda Superstore, Sainsbury's supermarket and Junction 11 of the M1 motorway are all within easy reach.

## Why you will love this home

Overall, this is a rare opportunity to acquire a vacant bungalow with genuine potential in an established Dunstable location, ideal for buyers looking to modernise, improve and design a home to suit their own tastes and requirements.

## Viewing

All viewings are strictly by appointment through Bradshaws.

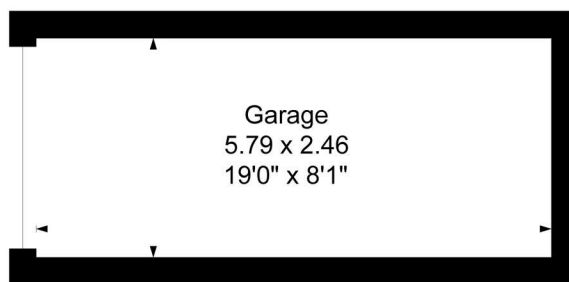
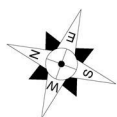
## AI Images

Some images may have been digitally enhanced for marketing purposes. The property layout and features remain unchanged.

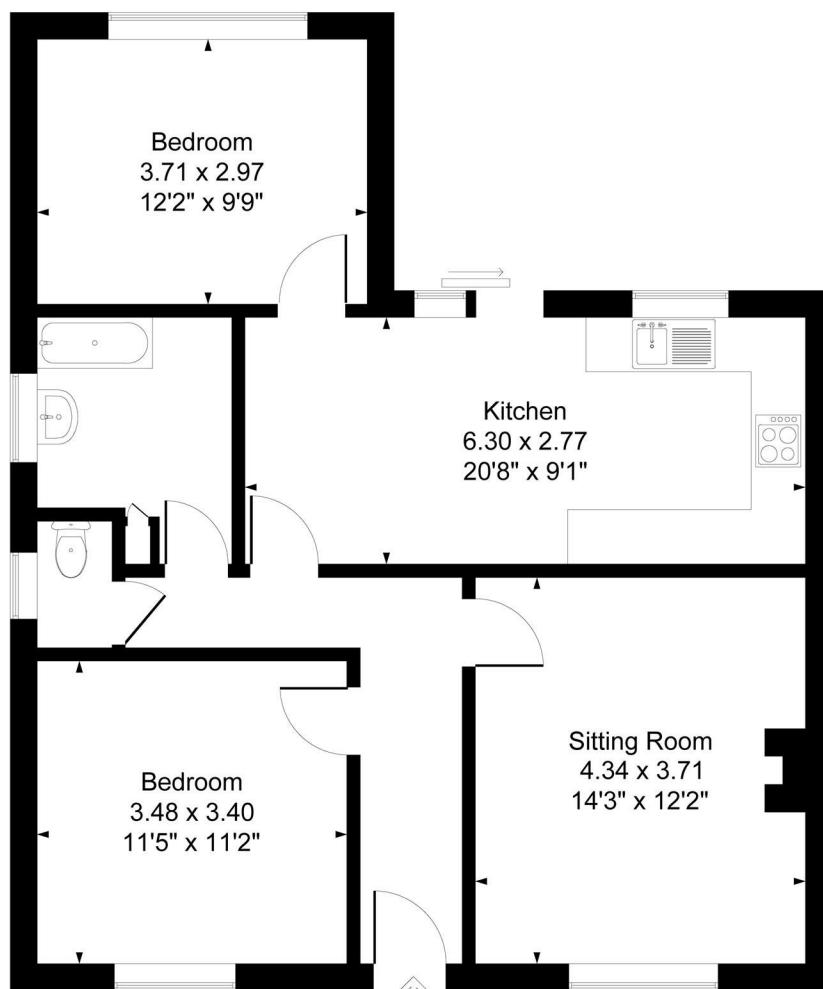
## Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Approximate Gross Internal Area  
Main House = 74.32 sq m / 800 sq ft  
Garage = 14.31 sq m / 154 sq ft  
Total = 88.63 sq m / 954 sq ft



Garage



Floor Plan

IN

Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: D

EPC Rating: