



**Connells**

Milton Way  
Houghton Regis Dunstable



## Property Description

\*\* Notice of Offer \*\*

We advise that an offer has been made for the above property in the sum of £240,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Connells, 19 High Street North, Dunstable, LU6 1HX

Agents Telephone Number: 01582 661265

\*CUL-DE-SAC SITUATED\* \*TWO  
GOODSIZE BEDROOMS\* \* LOUNGE /  
DINER\* \*ALLOCATED PARKING\*  
\*EXCELLENT A5-M1 LINKS\*

A fantastic opportunity to own a two bedroom end of terrace home situated in the popular location of Houghton Regis - close to local amenities and a variety of good schools!

Accommodation comprises; Entrance hall, lounge / diner and fitted kitchen to ground floor whilst the first floor comprises; landing, two double bedrooms and a family bathroom. Outside, the home benefits from a low maintenance front and rear garden and allocated parking.

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

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Door to front aspect

### Lounge/ Diner

13' 1" x 9' 8" ( 3.99m x 2.95m )

Window to front aspect

### Kitchen

9' 8" x 9' 8" ( 2.95m x 2.95m )

Kitchen open plan to Lounge, fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

### Conservatory

7' 8" x 11' 1" ( 2.34m x 3.38m )

Kitchen leads to conservatory.

### Landing

### Bedroom One

9' 8" x 12' 4" ( 2.95m x 3.76m )

Window to front aspect, radiator, carpeted flooring,

### Bedroom Two

6' 5" x 11' 1" ( 1.96m x 3.38m )

Window to rear aspect, radiator, carpeted flooring,

### Bathroom

Bath with overhead shower, wash hand basin,  
w/c

## **Outside**

### **Front Garden**

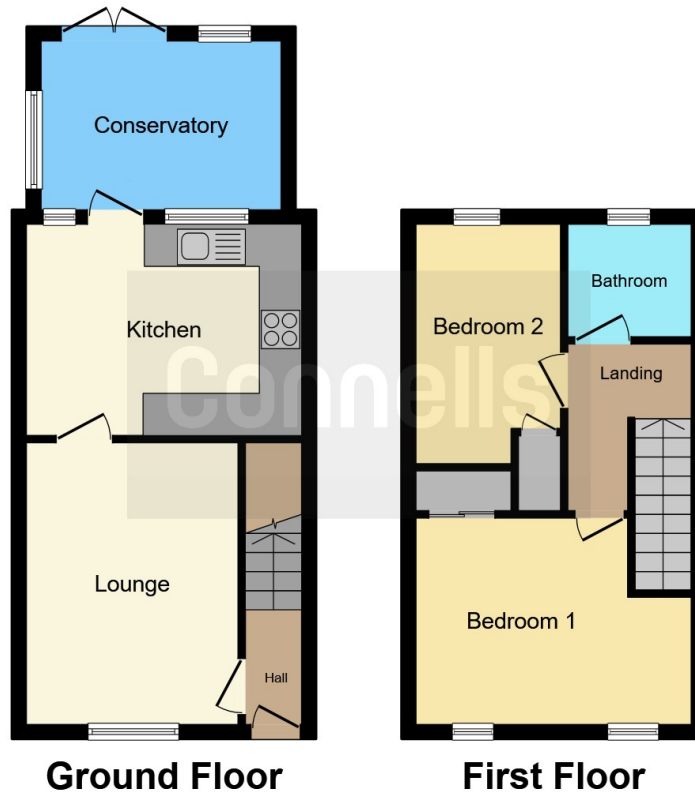
Allocated parking

### **Rear Garden**

Patio, laid to lawn







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](http://www.focalagent.com)

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: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312127](http://connells.co.uk/Property/DUN312127)**



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.

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