





# Victoria Street Dunstable LU6 3BA

for sale offers in excess of  
**£315,000**



## Property Description

**\*CENTRAL TOWN LOCATION\* \*SEPARATE LOUNGE AND DINNING ROOM\* \*ON STREET PARKING \*EXCELLENT A5 & M1 ACCESS\***

Enjoy living in this spacious and three bedroom terraced home situated on a well regarded road in a convenient location!

Property comprising; entrance hall, lounge, dinning area, fitted kitchen. Whilst the first floor comprises; landing, two good size bedrooms and spacious family bathroom. Outside, the property benefits from low maintenance rear / front garden and on road parking.

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

## Entrance Hall

Door to front aspect, laminate flooring, radiator

## Lounge

Bay windows to front aspect, gas fireplace, wooden flooring, radiator

## Dining Room

Window to rear aspect, wooden flooring, fireplace

## Kitchen

Door to side aspect, window to side aspect, , one and a half bowl sink and drainer, work surfaces, wall and base units, range oven, space for fridge, tiling, under stairs storage

## Conservatory

Door to rear aspect, two windows to side aspect, tiling, radiator

## Landing

Carpet, storage cupboard, loft access

## Bedroom One

Carpet, bay windows to front aspect, radiator

## Bedroom Two

Window to rear aspect, carpet, radiator

## Bedroom Three

Window to side aspect, carpet, radiator

## Bathroom

Window to side aspect, bath with shower head, WC, wash hand basin with vanity, radiator, laminate

## Loft Space

Boarded, light

## Rear Garden

Patio, laid to lawn, public alley to side aspect

## Outbuilding

Brick built shed, power, lights, door to side aspect, window to front aspect















Total floor area 98.6 m<sup>2</sup> (1,061 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**

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19 High Street North  
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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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