





Property Description

Located in the heart of Dunstable, this well-proportioned first floor maisonette presents an ideal opportunity for first-time buyers, downsizers, or buy-to-let investors.

The accommodation comprises an entrance hall with stairs rising to the first floor, a bright and spacious separate lounge, fitted kitchen, two generous bedrooms, and a family bathroom. The layout provides practical living space throughout, with ample scope for a purchaser to personalise and enhance to their own taste.

Externally, the property benefits from its own private garden, offering a valuable outdoor space rarely found with properties of this type.

Positioned within a sought-after central location, the property enjoys convenient access to Dunstable's shopping and leisure facilities, transport links, and is within walking distance of Priory Academy, making it particularly appealing to families and commuters.

Further benefits include a lease exceeding 900 years, providing long-term security and peace of mind for prospective buyers.

Viewing is highly recommended to appreciate the accommodation and location on offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Door to front aspect

Lounge

Two windows to side aspect, carpet

Kitchen

Window to side aspect, work surfaces, wall and base units, one bowl sink and drainer, integrated oven and gas hob, cooker-hood, part tiled walls, laminate flooring, spotlights

Bedroom One

Window to side aspect, carpet

Bedroom Two

Window to side aspect, carpet

Bathroom

WC, wash hand basin, bath, tiled wall round bath, laminate flooring

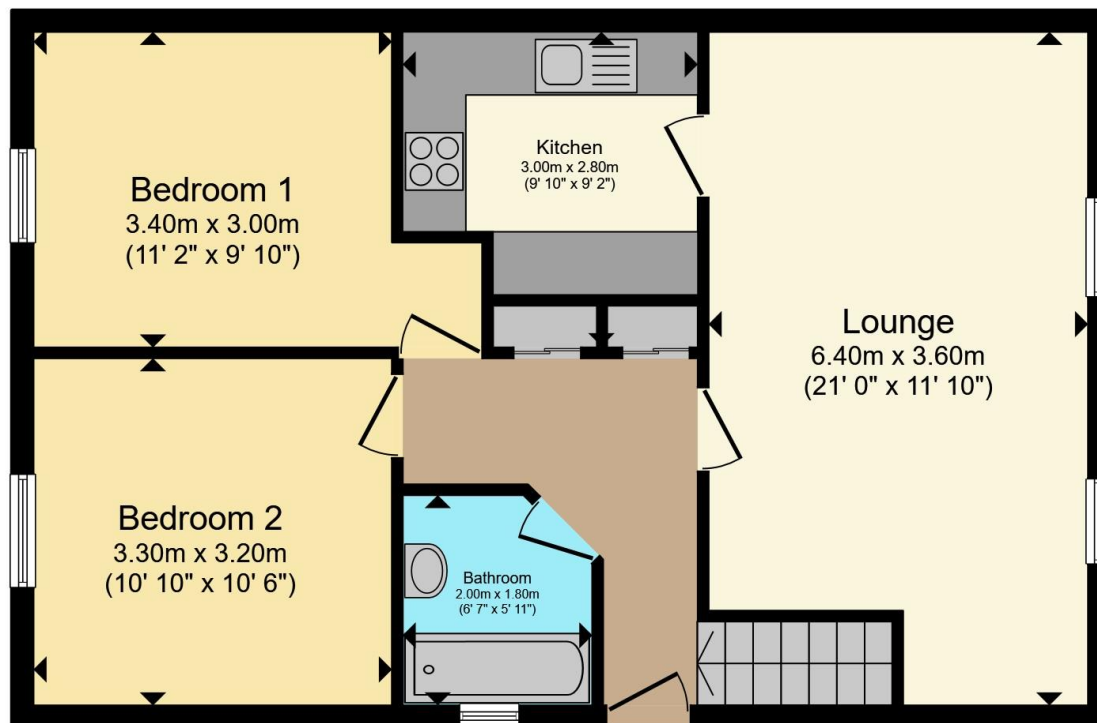
Outside

Side Garden

Laid to lawn, wooden fence







Total floor area 64.0 m² (689 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

Connells

To view this property please contact Connells on

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311396

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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