



Birchside Dunstable LU6 3EH

for sale offers in excess of
£280,000



Property Description

Situated within the prestigious South West Dunstable area, this beautifully presented two bedroom home combines stylish living with excellent convenience, making it an ideal choice for first-time buyers, downsizers and investors alike.

The accommodation comprises a welcoming entrance porch, a bright and spacious lounge, and a well-appointed kitchen/diner with French doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining. To the first floor are two generous bedrooms and a modern four-piece family bathroom featuring a separate bath and shower.

Outside, the property enjoys a private rear garden with a decked seating area, lawn and gated access, while a garage provides valuable parking or storage. Conveniently located close to local amenities, well-regarded schools and excellent transport links, this is a superb home in one of Dunstable's most sought-after locations.

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.

Lounge

Window to front aspect, radiator, laminate flooring

Kitchen

French doors to rear aspect, work surfaces, wall and base units, one bowl sink and drainer, gas hob, part tiled walls, tiled flooring

Landing

Carpet

Bedroom One

Window to rear aspect, radiator, carpet

Bedroom Two

Two windows to front aspect, storage, radiator, carpet

Bathroom

WC, wash hand basin, walk-in shower, bath with shower head, tiled floor and walls

Outside

Front Garden

Storage

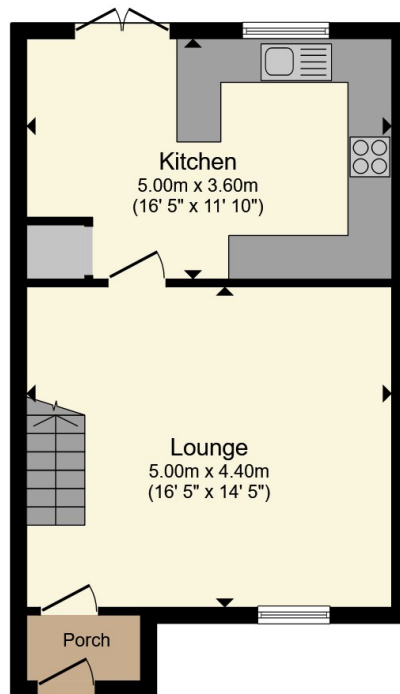
Rear Garden

Private path, decking area, laid to lawn

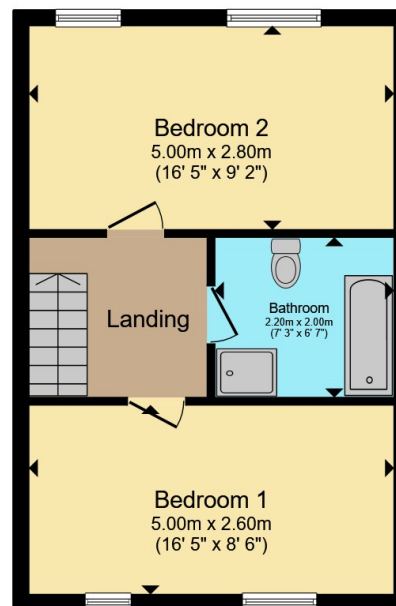








Ground Floor



First Floor

Total floor area 79.6 m² (857 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

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312183



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN312183 - 0002