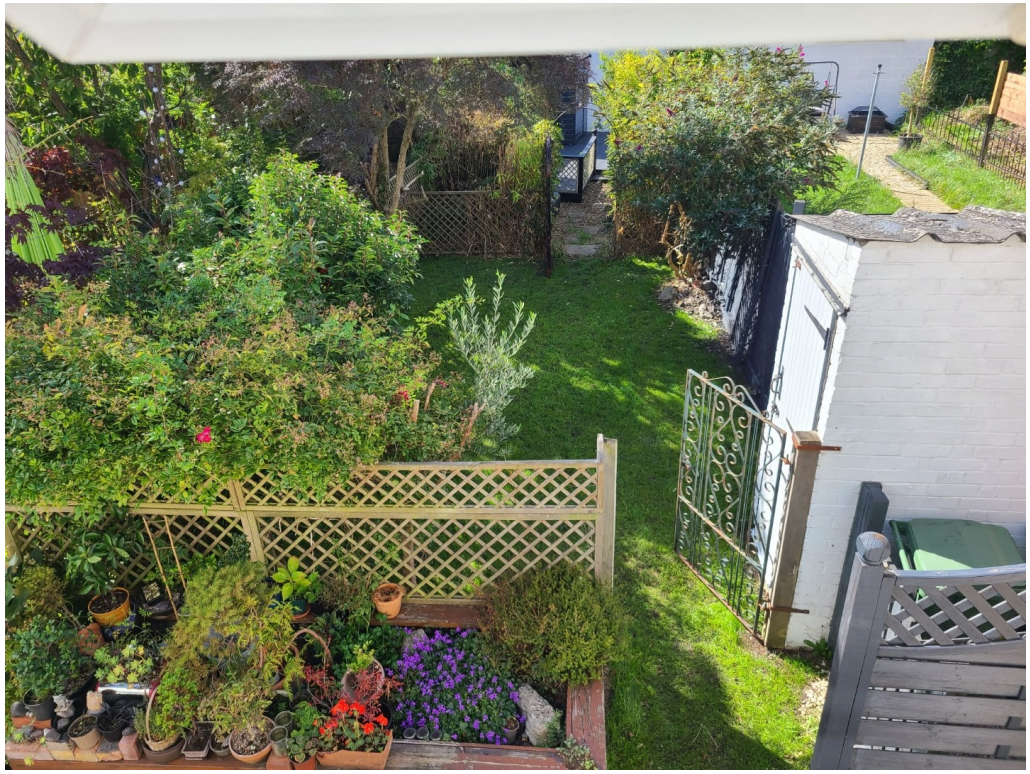


Connells

Bedford Road
Houghton Regis Dunstable

Bedford Road
Houghton Regis Dunstable LU5 5DL

for sale
£210,000







Property Description

PRIVATE REAR GARDEN *EXCELLENT A5/M1 LINKS* *SHORT DISTANCE FROM AMENITIES* *FANTASTIC LOCATION*

Enjoy living in this well presented one bedroom property located in the well regarded area of Houghton Regis, benefiting from excellent travel links!

The properties accommodation comprises; Lounge/diner, and kitchen to the ground floor with the first floor featuring the bedroom and bathroom. The property also benefits from a coal cellar storage space under the lounge and loft access via stairs which is boarded with light. Outside the property boasts the Private rear garden.

The property is ideally located for both brilliant A5/M1 commuter links and public transport links via the Luton and Dunstable Busway. Also boasting being a very short walking distance from local amenities, the property is ideal for any First Time Buyers, Buy To Let Investors and Down-sizers.

Viewings come highly recommended so call Connells today!

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

Double glazed door to front aspect, double glazed window to front aspect, radiator

Kitchen

Double glazed door to rear aspect, double glazed window to rear aspect, wall and base units, work surfaces, one bowl sink and drainer, space for electric oven, cooker-hood, space for washing machine.

Landing

Stairs from lounge

Bedroom One

Double glazed window to front aspect, built in wardrobe, radiator

Bathroom

Double glazed window to rear aspect, bath with mixer taps, wash hand basin, WC, part tiled

Loft Space

Potential for a room

Rear Garden

Decking area, laid to lawn







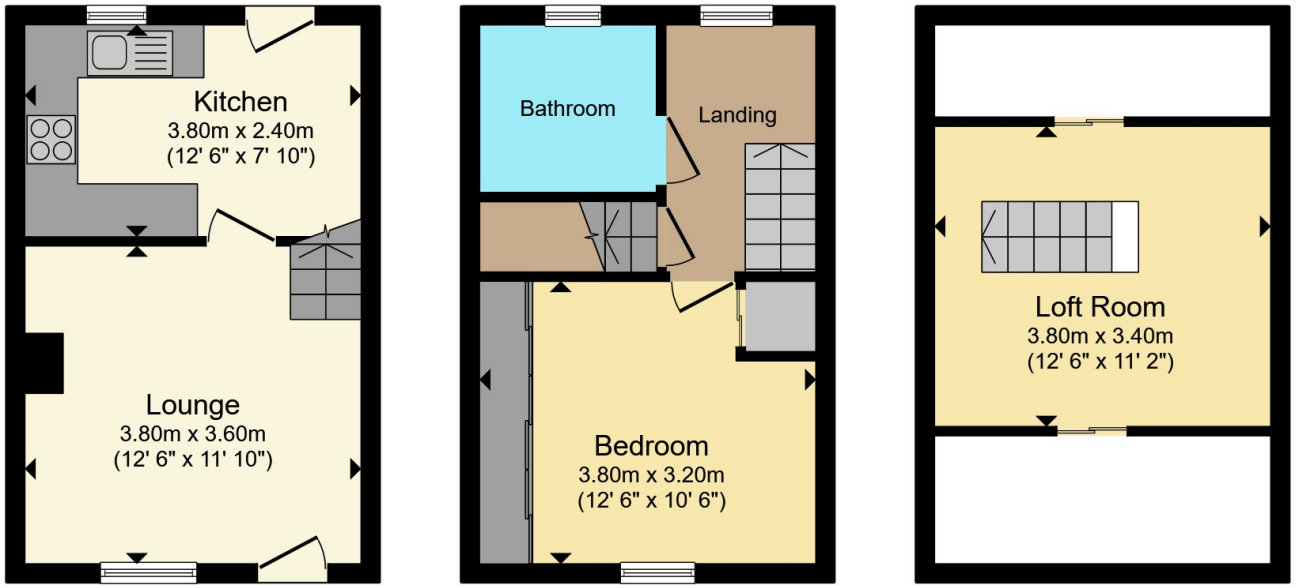












Ground Floor **First Floor** **Second Floor**

Total floor area 60.0 m² (646 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: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312805

The Property Ombudsman

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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.