

Connells

Leyland Road
Dunstable

Leyland Road
Dunstable LU6 1FF

for sale
£300,000







Property Description

TWO BEDROOM END-OF-TERRACE HOME *OFF ROAD PARKING TO THE REAR* *GOODSIZE REAR GARDEN* *ENSUITE TO MAIN BEDROOM*

A fantastic opportunity to purchase this two bedroom end-of-terrace home located in the well regarded location of North Dunstable!

Accommodation comprises; Entrance porch, cloakroom, lounge and kitchen with doors leading to rear garden. Upstairs comprises two goodsize bedrooms, one featuring an ensuite, and a family bathroom.

Externally, the property features two allocated spaces and a well proportioned, low maintainance rear garden.

This is a fantastic opportunity for first-time buyers, downsizers, or investors looking to secure a well-located property.

Call Connells to view 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.

Entrance Porch

Door to front aspect, coconut mat

Cloakroom

WC, wash hand basin, radiator, vinyl flooring

Lounge

Window to front aspect, radiator, laminate flooring

Kitchen

Door and window to rear aspect, wall and base units, work surfaces, tiled walls, integrated oven and hob, fridge freezer, space for washing machine, one and a half bowl sink and drainer, radiator

Landing

Carpet, loft access

Bedroom One

Window to rear aspect, radiator, carpet

En Suite

WC, wash hand basin, shower, radiator, vinyl flooring

Bedroom Two

Two windows to front aspect, built in storage, radiator, carpet

Bathroom

WC, wash hand basin with vanity unit, bath with shower head, radiator

Outside

Front Garden

Short path to door, shingle one side, shrubs the other side

Rear Garden

Patio, astro turf, shed with power and lights

Parking

Two allocated spaces



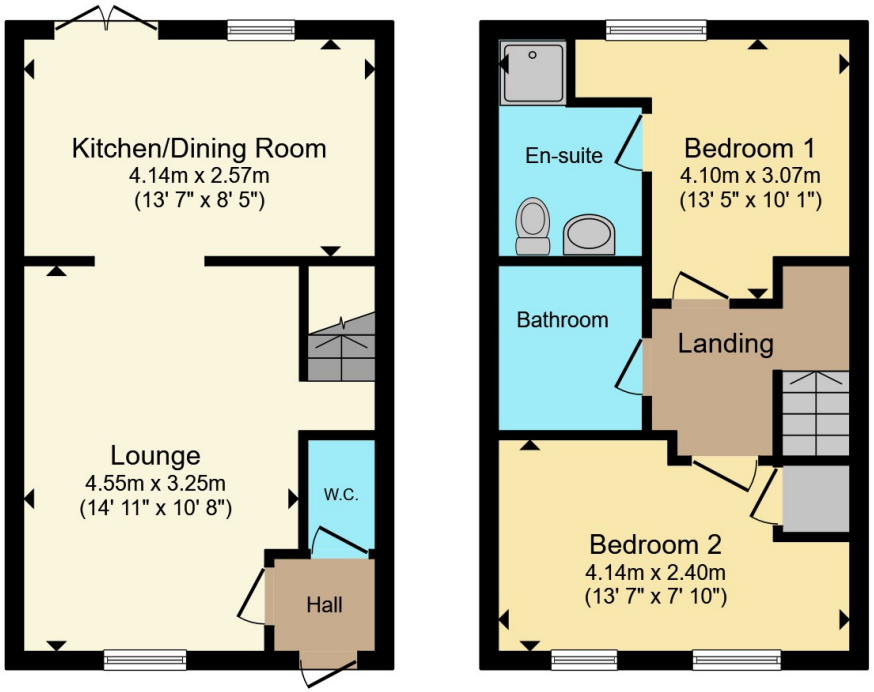












Ground Floor **First Floor**

Total floor area 59.8 m² (643 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/DUN312704

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.

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