

Dunstable Office:

01582 477 077



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Longbrooke, Houghton Regis, Bedfordshire

Offers In Excess Of £190,000 Freehold



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The Property Experts with the Personal Touch

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Outside

The property is accessed through a secure garden which is laid mainly to lawn with conifer surround creating fantastic privacy, there is also a generous patio area providing ample space for seating leading to a side access for the wooden shed. PVC double glazed door to:

Hall

Laminate wood effect flooring. Doors to:

Kitchen

12'3" x 5'9" (3.74m x 1.76m)

Fitted range of base and eye level units with one and a half sink and draining board inset to worktops over. Spaces for cooker, washing machine and fridge/freezer. Laminate flooring. Radiator. uPVC double glazed windows to front and side aspect. Wall mounted combi boiler.

Lounge/Diner

13'9" x 12'4" max (4.21m x 3.76m max)

Laminate flooring. Radiator. uPVC double glazed windows to front aspect. Stairs rising to:

Landing

Fitted carpet. Doors to:

Bedroom 1

8'8" x 10'8" (2.63m x 3.25m)

Fitted carpet. uPVC double glazed windows to front aspect. Radiator. Double doors to wardrobe. Door to storage cupboard above stairbox.

Bedroom 2

5'7" x 8'10" (1.70m x 2.70m)

Fitted carpet. Radiator. uPVC double glazed windows to front aspect.

Family Bathroom

Fitted three-piece suite including bath with shower over, low-level wc and wash hand pedestal. Laminate flooring. Tiled walls to ceiling height. uPVC double glazed windows to side aspect. Radiator.

Parking

The property benefits from an allocated parking space in a secure car park at the bottom of the cul-de-sac in Longbrooke, there is also ample parking for visitors within close proximity.

address: 15b High Street North
Dunstable, Beds LU6 1HX
telephone: 01582 477 077
email: dunstable@house-hold.co.uk
website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

This FREEHOLD CLUSTER HOME is offered for sale in FANTASTIC CONDITION THROUGHOUT and is located just a SHORT DRIVE TO J11A OF THE M1 whilst being central to DUNSTABLE & LUTON. The home benefits from a well maintained PRIVATE GARDEN at the front and ALLOCATED PARKING, this MUST BE VIEWED!

Household Estate Agents are delighted to market this PERFECT STARTER HOME or BUY TO LET INVESTMENT with FANTASTIC COMMUTING LINKS to the M1 Motorway and also GREAT ACCESS to LEAGRAVE HIGH STREET & LUTON CENTRAL TRAIN STATIONS.

The accommodation comprises entrance hall, kitchen, lounge/diner, first floor landing, two bedrooms and family bathroom. There is a well proportioned and well maintained private garden to the front of the property.

This property further benefits from a recently fitted combi boiler and uPVC double glazing throughout.



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Road Map



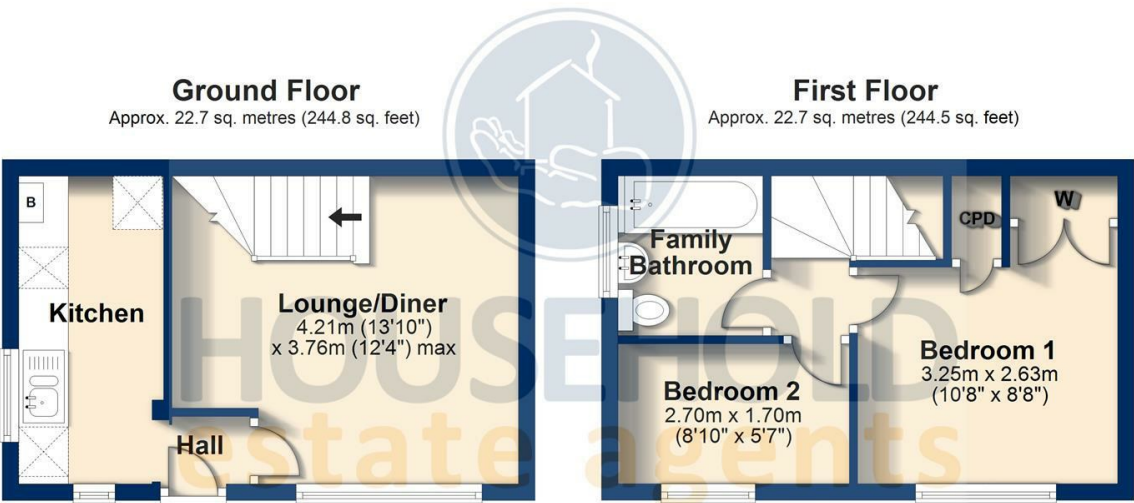
Hybrid Map



Terrain Map



Floor Plan



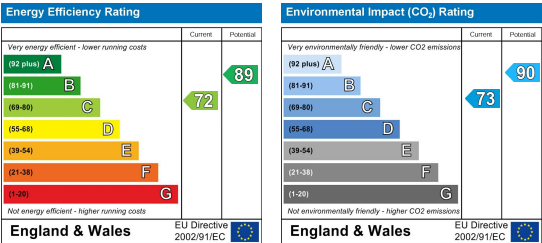
Total area: approx. 45.4 sq. metres (489.2 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.
Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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