

Dunstable Office:

01582 477 077



HOUSEHOLD
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11 Bramley Court, Dunstable, Beds, LU5 4GA

Offers In Excess Of £250,000



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The Property Experts with the Personal Touch

Bramley Court, Luton Road, Dunstable

Offers In Excess Of £250,000



Front

Lounge/Diner

18'10" x 12'7" (5.75m x 3.83m)

Laminate flooring, stairs, radiator, double door to rear garden.

Kitchen

10'2" x 9'5" (3.11m x 2.88m)

Fitted with a matching range of base and eye level units with worktop space. Plumbing for washing machine, integrated fridge freezer. 1+1/2 bowl stainless steel sink with single drainer and mixer tap, uPVC double glazed window to front, tiled flooring, under floor heating, door to WC, cupboard and lounge/diner.

WC

UPVC double glazed window to front, two piece suite wash hand basin and low-level WC, tiled splashback, tiled flooring, under floor heating.

Landing

Provides access to all first floor rooms and loft, fitted carpet.

Master Bedroom

8'2" x 12'7" (2.48m x 3.83m)

UPVC double glazed window to front, radiator, laminate flooring, leading to en-suite.

En-suite Shower Room

6.6 x 6.2 (1.83m.1.83m x 1.83m.0.61m)

Three piece suite comprising recessed shower area with fitted electric shower and folding glass screen and low-level WC tiled splashback, tiled flooring.

Bedroom 2

9'7" x 12'7" (2.92m x 3.83m)

UPVC double glazed window to rear, laminate flooring, radiator, door to cupboard.

En-suite Shower Room

6.2 x 5.10 (1.83m.0.61m x 1.52m.3.05m)

Three piece suite comprising tiled shower area with fitted and glass screen and low-level WC tiled surround, tiled flooring.

Garage

Rear Garden

Landscaped Garden to rear, access to garage.

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.

We are delighted to offer for sale this IMMACULATELY PRESENTED, MODERN terraced property located in East Dunstable boasting TWO EN-SUITE'S, TWO DOUBLE BEDROOMS, LANDSCAPED GARDEN TO REAR, GARAGE WITH POWER and ADDITIONAL PARKING.

BRAMLEY COURT is within SHORT WALKING DISTANCE to a whole HOST OF AMENITIES which include white lion retail park, Leisure Centre & Library, guided busway, convenience stores are located nearby also.

The ground floor accommodation comprises a re-fitted kitchen with underfloor heating, cloakroom and modern lounge/diner. The first floor consists of two double bedrooms with en-suite shower rooms to each.

Sitting within close proximity to DUNSTABLE TOWN CENTRE, J11A OF THE M1 MOTORWAY and A5, this property is perfect for an array of purchasers and lies in HADRIAN ACADEMY, THE VALE ACADEMY and ALL SAINTS ACADEMY school catchment areas.



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Road Map



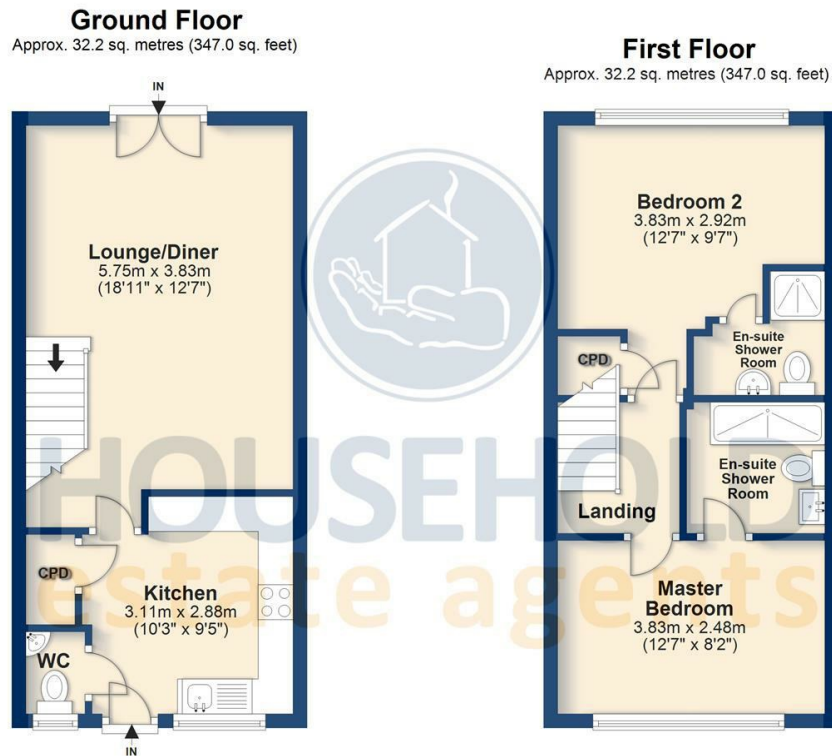
Hybrid Map



Terrain Map



Floor Plan



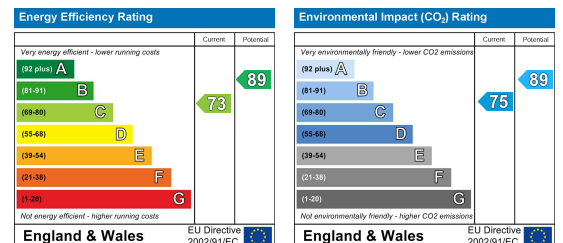
Total area: approx. 64.5 sq. metres (694.0 sq. feet)

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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