





£350,000

Situated a short walk from the amenities of Dunstable such as local café's, shops, restaurants and a 30 minute drive from Luton Airport this well presented three bedroom terraced home tucked away in a cul-de-sac is welcomed to the market offering kitchen/ breakfast room, study, first floor lounge, ensuite shower room to the main bedroom as well as private rear garden and parking with the EV charger to the front of the property and storage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs rising to first floor, storage cupboards.

CLOAKROOM

Low level WC, pedestal wash hand basin with mixer tap, radiator.

STUDY

Radiator.

KITCHEN/DINING ROOM

Double glazed window and door to rear. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap and drainer, hob and oven with extractor fan over, space for fridge freezer, space for washing machine and dishwasher, radiator, part tiled walls, tiled floor.

LANDING (First Floor)

Double glazed window to front aspect. Radiator, stairs rising to second floor.

LOUNGE

Two double glazed windows to rear aspect. Two radiators.

BEDROOM TWO

Double glazed window to front aspect. Radiator, built-in wardrobe.

LANDING (Second Floor)

Airing cupboard housing combi boiler, loft access.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe, door to:

EN-SUITE

Low level WC, pedestal wash hand basin with mixer tap, radiator, part tiled walls, tiled shower cubicle, tiled floor, extractor fan.

BEDROOM THREE

Double glazed French doors to front with Juliette balcony. Radiator.

BATHROOM

Tiled shower cubicle, tiled walls and floor, low level WC, wash hand basin in vanity unit, heated towel rail.

OUTSIDE

PARKING/STORAGE

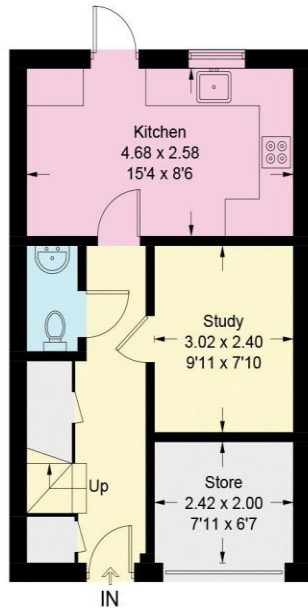
Parking for two cars and storage.

REAR GARDEN

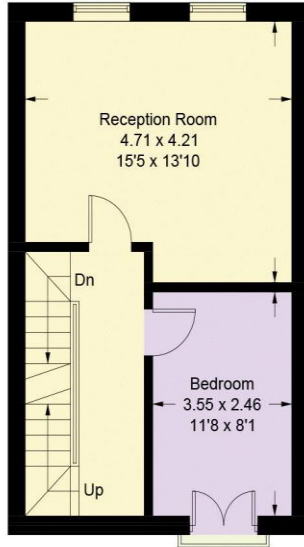
Patio area with path to rear access, artificial grass area, outside tap, outside light, enclosed by timber fencing.



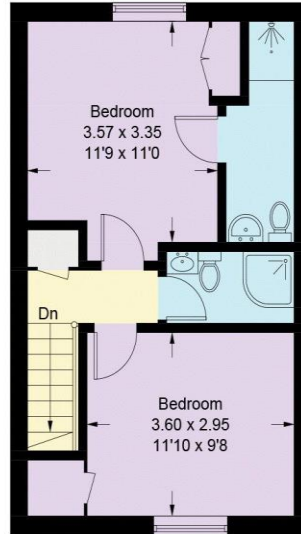
Brook Close



Ground Floor



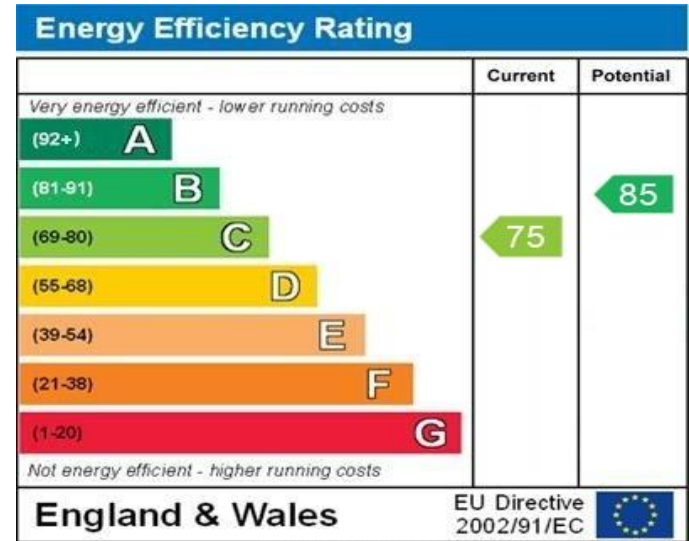
First Floor



Second Floor

Approximate Total Area
 1153 sq ft / 107.1 sq m
 Store = 52 sq ft / 4.8 sq m
 Total = 1205 sq ft / 111.9 sq m

This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1204765)



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents