

115 Cemetery Road, Houghton Regis, Dunstable, LU5 5DF

Asking Price: £260,000 Freehold (Subject to contract)

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* URBAN AND RURAL * IDEAL FIRST TIME BUY * PRICED TO SELL * TRAFFIC FREE LOCATION * PARTLY REDECORATED **

Situated in the popular Central Houghton Regis area, this well-presented three-bedroom terraced property is offered to the market with NO UPPER CHAIN and would make an ideal first-time purchase or investment opportunity. Occupying a traffic-free location, the property offers well-proportioned accommodation throughout.

The ground floor comprises an entrance hall with stairs rising to the first floor and a useful storage cupboard housing the wall-mounted boiler. The fitted kitchen benefits from an integrated hob, oven and extractor hood. Completing the ground floor is a spacious lounge featuring French doors providing access to the rear garden.

The first floor offers a landing with loft access, a generous principal double bedroom with built-in wardrobe, two further single bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from front and rear gardens, along with the convenience of nearby casual parking bays.

EPC RATING TBC.

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The Local Area

The area also benefits from great transport links with its close proximity to the M1 junctions 11 and 11a, guided bus way and easy access to London Luton Airport.

Local Authority - Central Bedfordshire Council

Council Tax Band - B

At a Glance:

- Ideal First Time Buy
- Three Bedrooms
- Lounge/Diner
- Kitchen
- Bathroom
- Front and Rear Gardens

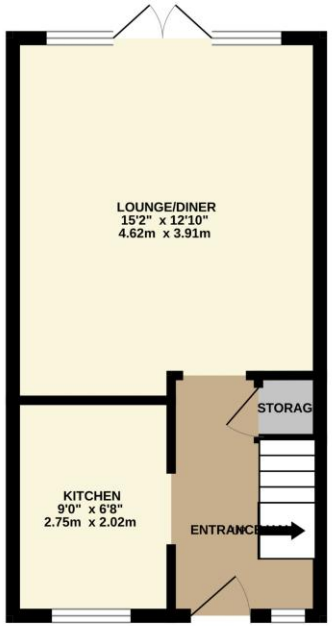




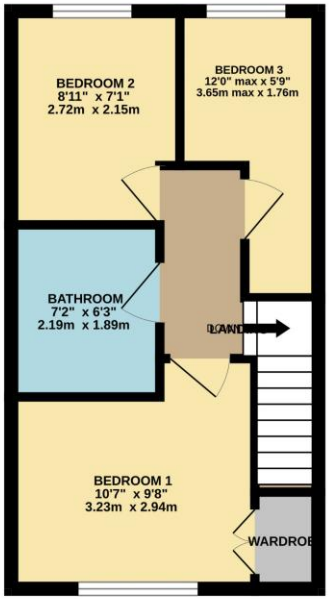


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GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

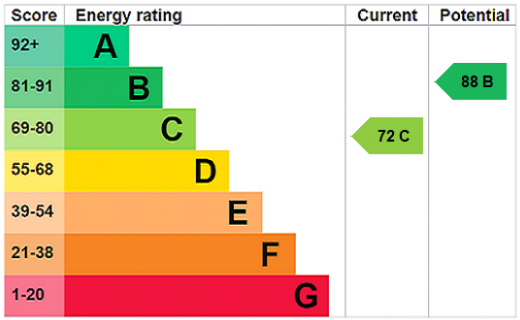


1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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