



DG
Property
Consultants
Estd. 2000



Fensome Drive, Houghton Hamlets, Dunstable, Bedfordshire LU5 5SH
Asking Price £210,000

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

dg Property Consultants A one bedroom semi detached house, located on the sought after Houghton Hamlets development. Offered with no upper chain. This well presented and individually designed property offers accommodation comprising: Entrance porch into a good size living room, fitted kitchen/diner, 1st floor landing, 1 double bedrooms and family bathroom. Benefits include: Gas central heating, double glazing, front & rear gardens, garage & off road parking. Viewing is recommended!!!



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Ground Floor

Porch

Upvc entrance door, round window to side, fitted carpet, double door leading through the living room.

Living Room

12'0" x 14'1" (3.66m x 4.28m)



UPVC double glazed window to front, internal window to kitchen/diner, double french doors leading through to the kitchen/diner with a side internal window, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), vaulted ceiling with feature pine paneling, carpeted open staircase to first floor landing.

View of Living Room



View of Living Room



View of Living Room



Kitchen/Diner

11'0" x 14'1" (3.35m x 4.28m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl polycarbonate sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, built-in electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to rear, single radiator, laminate tiled flooring, double power point(s), textured ceiling, uPVC double glazed door to rear to garden.

View of Kitchen/Diner



View of Kitchen/Diner



View of Kitchen/Diner



First Floor

Landing

Balcony style landing overlooking living room, wooden laminate flooring, access to family bathroom and opening into the bedroom,

Bedroom 1

11'0" x 9'6" (3.35m x 2.90m)



View of Kitchen/Diner



UPVC double glazed window to rear, built-in wardrobe(s), wooden laminate flooring, double power point(s), textured ceiling, access to loft space.

View of Bedroom



Family Bathroom



Three piece suite comprising panelled bath with independent electric power shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC double glazed window to rear, single radiator, wooden laminate flooring, built in storage cupboard housing the combination boiler.

View of Family Bathroom



View of Family Bathroom



Outside

Front Garden



Front garden with a boundary wall, laid to lawn, mature tree and flower beds. Access to the rear garden via the single garage.

View Rear Garden



Rear Garden



A neatly presented rear garden with mature shrubs, plants & trees, timber decking area, personal do into the garage allowing access through to the front of the property.

View Rear Garden



permissions for use and occupation and other details are given without responsibility, and any intending purchaser 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 dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

View Rear Garden



Single Garage

16'6" x 8'6" (5.03m x 2.59m)

Attached single garage with rear personal door into the rear garden, power and light connected, metal up and over door to the front.

Council Tax Band

Council Tax Band:

Charge Per Year: £

MISDESCRIPTONS ACT - Sales

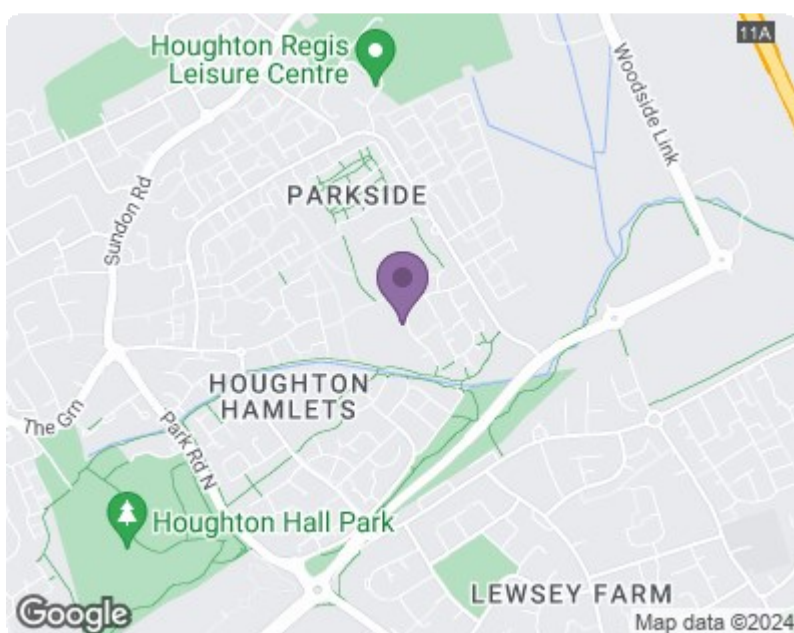
Should you interested in this property all negotiations should be conducted through dg Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given 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 an offer or contract. All descriptions, dimensions, reference to condition and necessary

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	73
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		65	69
	EU Directive 2002/91/EC		



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