



Blows Road, Dunstable, LU5 4DB
Asking price £400,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

An extended and well presented three bedroom semi detached bungalow, situated in this popular position on Blows Road, LU5, with accommodation spanning in excess of 1100 sqft, offering further potential to extend subject to the necessary permissions.

The layout includes an entrance hallway, 19ft living room, open plan kitchen/dining room, two ground floor bedrooms, refitted shower room and a further bedroom located on the first floor with a separate w/c.

Externally the property further benefits from an area of block paved frontage providing driveway parking and a delightful private rear garden.

Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Built in foot mat. Wood flooring. Recessed down lighting. Airing cupboard. Stairs rising to the first floor accommodation. Access to two bedrooms, shower room and the dining area.

Dining Area

Double glazed door to the side aspect. Wood effect flooring. Storage nook with double glazed window and space for a freestanding washing machine and tumble dryer. Open plan to the kitchen.

Kitchen

Fitted with a range of eye and base level units with work surfaces over, also forming an island. Freestanding range oven, fridge freezer and dishwasher (all of which is included within the sale). Butler style sink with mixer tap. Wood effect flooring. Partially tiled walls. Recessed down lighting. Vertical radiator. Open plan to the living room.

Living Room

Double glazed bi folding doors to the rear garden. Two double glazed windows. Under floor heating. Wood effect flooring.

Bedroom

Two double glazed windows. Radiator. Part wood effect flooring.

Bedroom

Double glazed window. Radiator.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower area, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Tiled flooring. Recessed down lighting.

First Floor Landing

Access to the eaves storage and bedroom.

Bedroom

Velux window. Eaves storage. Radiator. Access to the w/c.

W/C

Fitted with a wash hand basin and a low level w/c. Chrome heated towel rail.

To The Front

An area of block paved frontage providing driveway parking. Gated side access. Ramp to the front door.

To The Rear

A private garden arranged with areas of decking, lawn and patio. Mature planting. Enclosed predominantly by timber panel fencing. Summer house with glazed door, glazed window, power and lighting. Gated side access. Outside tap. Outside socket.

Buyers Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

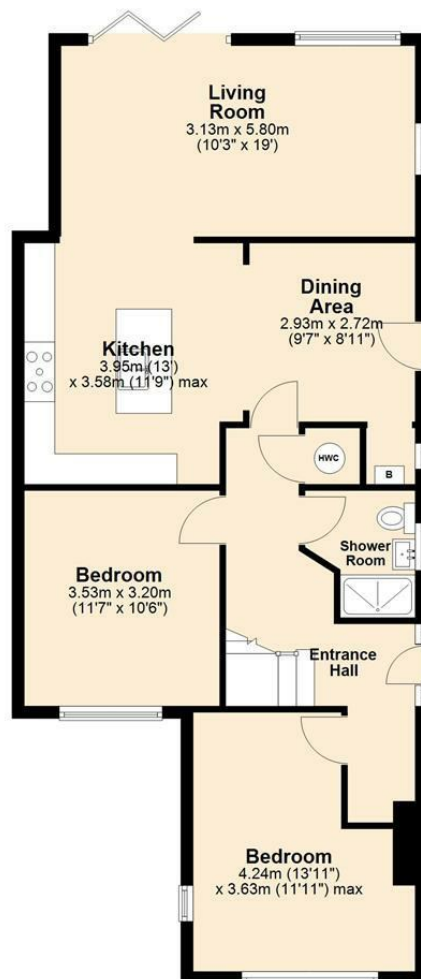


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Ground Floor

Approx. 83.0 sq. metres (893.7 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.1 sq. feet)



Total area: approx. 108.4 sq. metres (1166.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO. Plan produced using PlanUp.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

