



DG
Property
Consultants
Estd. 2000



Graphic Close, Dunstable, Bedfordshire LU6 3EL

Asking Price £299,995

A good size and well-presented 2 bedroom terrace property, offered with no upper chain and privately positioned within a cul-da-sac in the desirable Graphic Close in Dunstable. The accommodation is ideal for a first time buyer or young family. The ground floor features a spacious lounge to the front aspect, a fitted kitchen/diner excellent space for family meals & entertaining, with access to the rear garden. Upstairs, the property offers 2 comfortable sized bedrooms, along with a modern family bathroom. Externally, the home offers a front and private rear garden, along with two inline off-road parking spaces.

The property is perfectly positioned for both families and commuters, the property enjoys easy access to the M1 motorway and A5 transport links. Highly regarded local schools are nearby, while beautiful countryside walks and green spaces surrounding the area provide the perfect balance between convenience and lifestyle.

Early viewing is highly recommended.

Book your viewing with Team DG by calling 01525 310200



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Ground Floor Accommodation

Entrance Hall

Composite entrance door, fitted carpet with mate well, single radiator, power point(s), carpeted stairs to first floor landing, door to lounge.

Lounge

16'10" x 12'0" (5.12m x 3.67m)



UPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), door to kitchen/diner.

View of Lounge



View of Lounge



Kitchen/Diner

8'0" x 12'0" (2.43m x 3.67m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer and space & plumbing for automatic washing machine, built-in electric oven, has hob with extractor hood over, uPVC double glazed window to rear, vinyl flooring, double power point(s), double glazed door to garden.

View of Kitchen/Diner



View of Kitchen/Diner



View of Kitchen/Diner



Bedroom 2

10'8" x 7'0" (3.26m x 2.13m)



First Floor Accommodation

Landing

Fitted carpet, power point(s), access to all first floor rooms.

Bedroom 1

11'5" x 8'10" (3.49m x 2.69m)



UPVC double glazed window to front, built-in double wardrobe(s), single radiator, fitted carpet, power point(s).

View of Bedroom 1



UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), built in airing cupboard.

View of Bedroom 2



Family Bathroom



Three piece suite with comprising, panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to rear, single radiator, vinyl flooring.

Front Garden

Laid to lawn with path the front.

Rear Garden



Enclosed by timber fencing, paved patio, artificial lawn, timber shed.

View of Rear Garden



Parking Spaces x 2



2 x Inline Parking Spaces.

Outside of the property

Council Tax Band

Council Tax Band : C

Charge Per Year : £2206.82

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

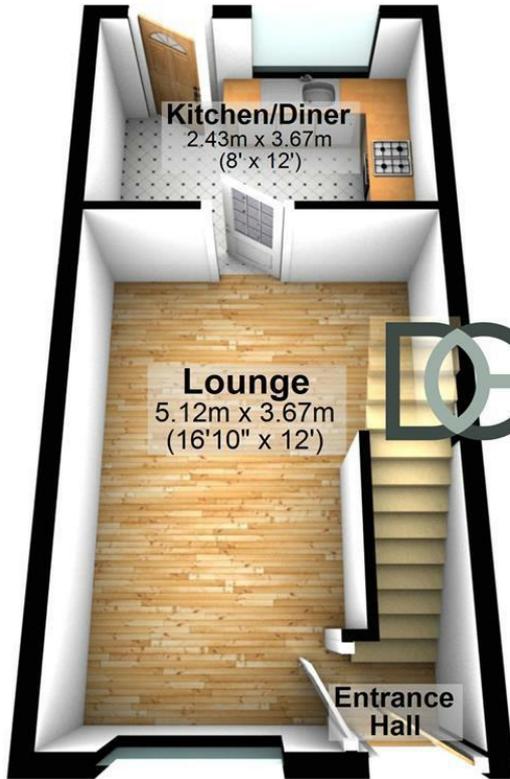
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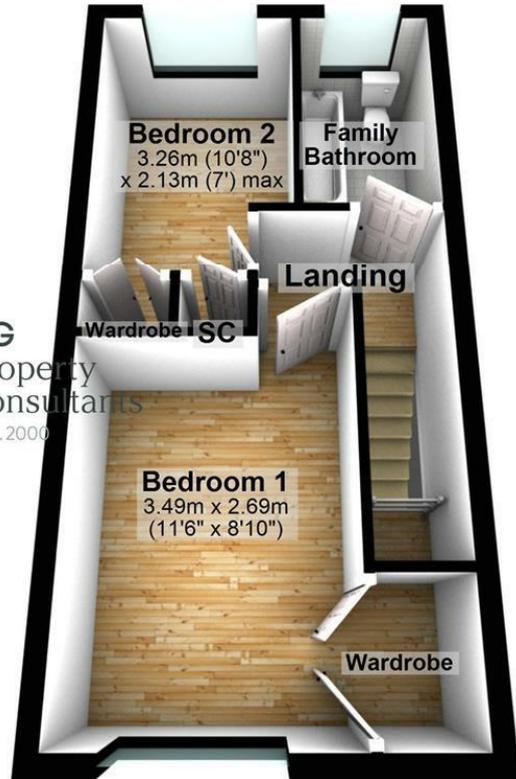
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Ground Floor



First Floor



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Total area: approx. 57.4 sq. metres (618.0 sq. feet)



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		EU Directive 2002/91/EC	88

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		
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