



43 Worthington Road, Dunstable, LU6 1PN  
£300,000



## 43 Worthington Road, Dunstable, LU6 1PN

\*\* Exclusive to PR Property \*\* No onwards Chain \*\* 3 Bedrooms \*\* Corner Plot \*\* Close to Schools \*\*. This delightful house benefits from accommodation comprising Porch, entrance hall, Open plan Living / Dining room, fitted kitchen, family bathroom, 3 bedrooms, gas central heating and double glazed windows. Outside the property benefits from a large corner plot garden and on drive parking.

### GROUND FLOOR

#### PORCH

#### ENTRANCE HALL

**LIVING ROOM 10'11" X 17'8"**  
(3.32M X 5.38M)

**KITCHEN 9'6" X 6'8"** (2.89M X 2.03M)

#### BATHROOM

### FIRST FLOOR

#### LANDING

**BEDROOM 1 14'3" X 11'5"**  
(4.34M X 3.49M)

**BEDROOM 2 10'11" X 8'8"**  
(3.32M X 2.65M)

**BEDROOM 3 6'2" X 11'7"**  
(1.88M X 3.53M)

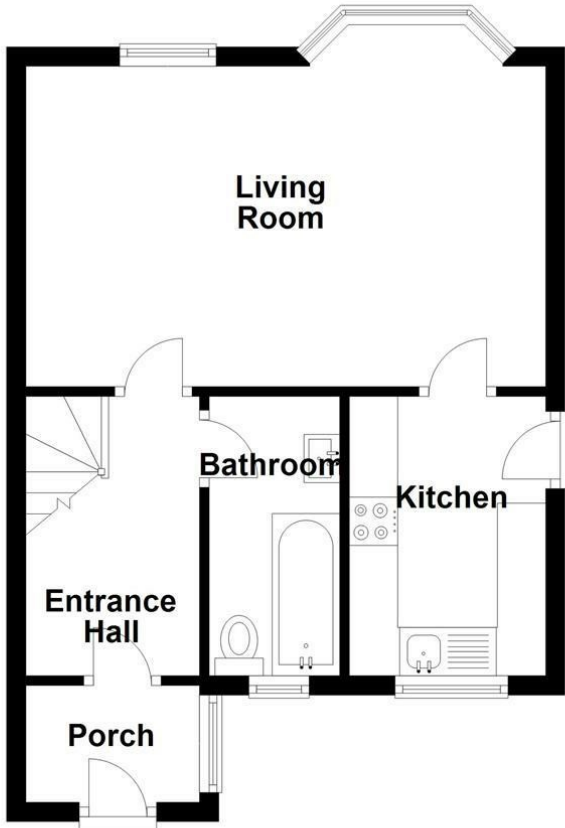
#### OUTSIDE

**PRIVATE GARDENS AND ON  
DRIVE PARKING**



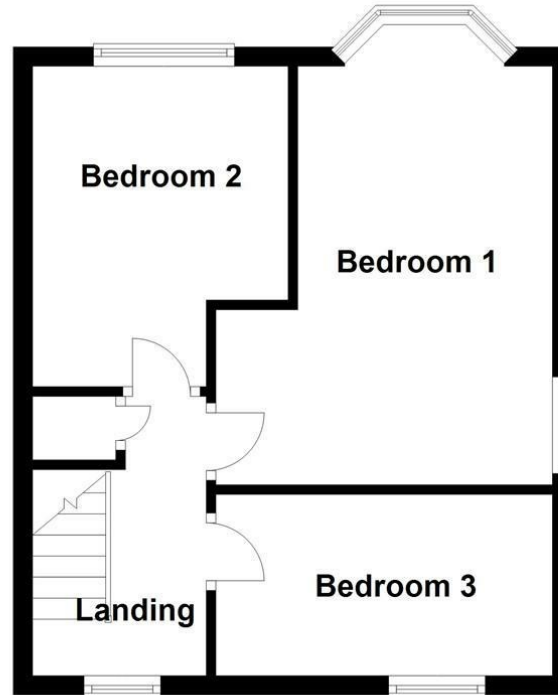
### Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)

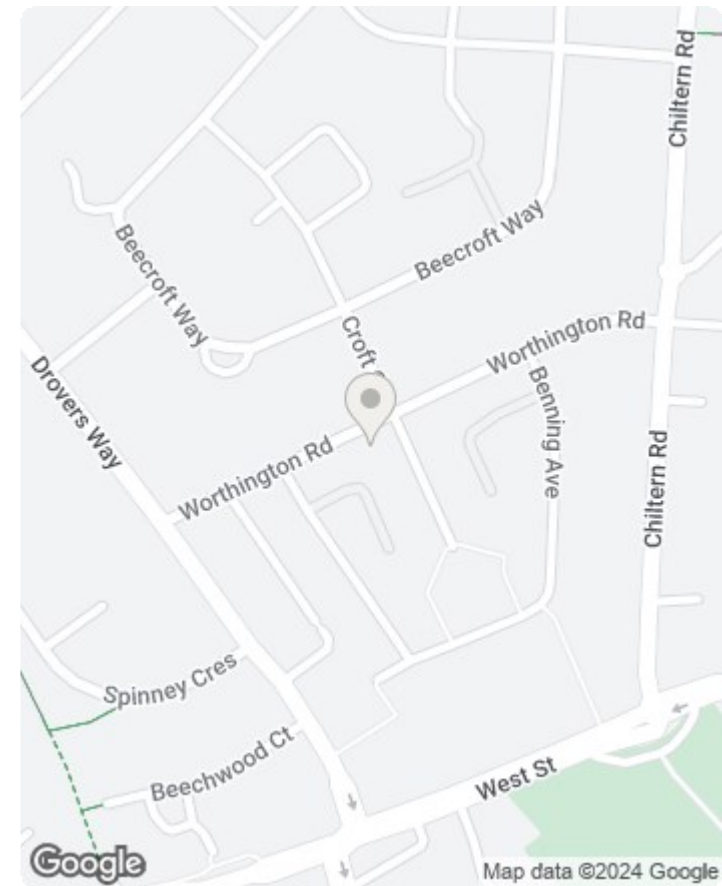


### First Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



Total area: approx. 70.8 sq. metres (762.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

