



8 Fossett Grove, Dunstable, LU6 3FJ
£290,000

- EXCLUSIVE TO PR PROPERTY SALES
- LUXURY MODERN FINISH
- PRIVATE REAR GARDEN
- MUST BE VIEWED

- 2 DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- TWO ALLOCATED PARKING SPACES IN FRONT OF PROPERTY

- LARGE OPEN PLAN LIVING SPACE
- DOWNSTAIRS WC
- CLOSE TO M1 AND DUNSTABLE TOWN CENTRE

*** EXCLUSIVE TO PR PROPERTY SALES *** SPACIOUS 2 BEDROOM *** LARGE OPEN PLAN LIVING SPACE *** EN SUITE TO MASTER BEDROOM *** DOWNSTAIRS WC *** PRIVATE REAR GARDEN *** TWO ALLOCATED PARKING SPACES IN FRONT OF PROPERTY *** LOCATED IN LUXURY MODERN DEVELOPMENT *** GAS CENTRAL HEATING *** CLOSE TO M1 *** CLOSE TO DUNSTABLE TOWN CENTRE *** MODERN KITCHEN WITH INTEGRATED WHITE GOODS *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance area, kitchen, lounge area, downstairs WC, landing, two double bedrooms, family bathroom, en-suite to master bedroom and private rear garden with AstroTurf lawn and patio area.

LOUNGE AREA 12'07 X 13'00 (3.84M X 3.96M)

KITCHEN AREA 13'00 X 8'09 (3.96M X 2.67M)

DOWNSTAIRS WC

LANDING

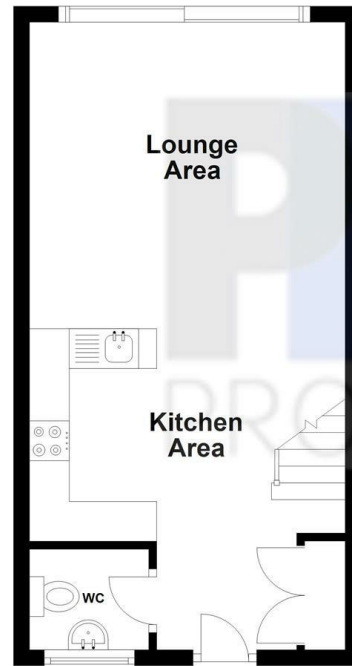
BEDROOM ONE 10'01 X 9'08 (3.07M X 2.95M)

BEDROOM TWO 9'08 X 9'03 (2.95M X 2.82M)

FAMILY BATHROOM

EN SUITE TO MASTER BEDROOM

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		82	
(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	