



PR 
PROPERTY

3A Regent Street, Dunstable, Bedfordshire, LU6 1LP
£285,000

- EXCLUSIVE TO PR PROPERTY SALES
- FABULOUS KITCHEN / DINING ROOM
- GREAT CENTRAL LOCATION

- MODERN & STYLISH
- LOVELY BATHROOM
- PARKING

- 2 GENEROUS BEDROOMS
- GARDENS
- NO UPPER CHAIN

**** EXCLUSIVE TO P&R PROPERTY SALES ** MODERN & STYLISH ** FABULOUS KITCHEN / DINER ** 2 BEDROOMS ** PARKING ** CENTRAL LOCATION ** NO UPPER CHAIN **** This lovely house benefits from accommodation comprising entrance hall, wc, lounge, kitchen / dining room, 2 bedrooms, bathroom, gardens and parking.

GROUND FLOOR

ENTRANCE HALL

WC

LOUNGE 15'7" X 6'7" (4.75M X 2.00M)

KITCHEN/DINING ROOM 10'11" X 13'11" (3.33M X 4.23M)

FIRST FLOOR

LANDING

BEDROOM 1 10'11" X 13'11" (3.33M X 4.23M)

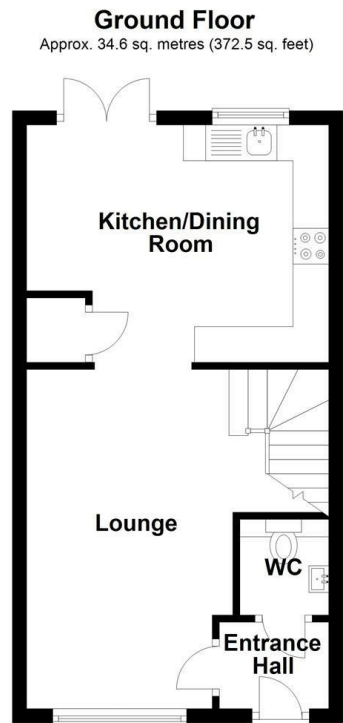
BEDROOM 2 7'9" MAX X 13'11" (2.36M MAX X 4.24M)

BATHROOM 7'6" X 5'10" (2.29M X 1.77M)

OUTSIDE

REAR GARDEN

ALLOCATED PARKING



Total area: approx. 69.2 sq. metres (745.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	84	
(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	