



52 Chiltern Road, Dunstable, LU6 1ER
£300,000



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**** Exclusive to PR Property Sales ** No Upper Chain ** Freehold ** 3 Double Bedrooms ** Downstairs Bathroom *** This delightful character property benefits from impressive living space including, entrance hall, living room, open plan kitchen / dining room, utility area, 3 bedrooms, shower room, separate bathroom and a recently fitted gas boiler, Outside the property benefits from private rear garden and small front garden. The property is located a short walk from central Dunstable.**

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 11'11" X 15'3"
(3.64M X 4.65M)

KITCHEN/DINING ROOM 13'2"
X 14'3" (4.02M X 4.34M)

UTILITY AREA 6'0" X 5'8"
(1.84M X 1.72M)

SHOWER ROOM 3'10" X 5'8"
(1.17M X 1.72M)

FIRST FLOOR

LANDING

BEDROOM 1 11'11" X 12'2"
(3.63M X 3.71M)

BEDROOM 2 9'10" X 9'0"
(3.00M X 2.74M)

BEDROOM 3 9'10" X 8'2"
(3.00M X 2.48M)

BATHROOM

WC

OUTSIDE

PRIVATE REAR GARDEN

COUNCIL TAX BAND = C

EPC RATING = D



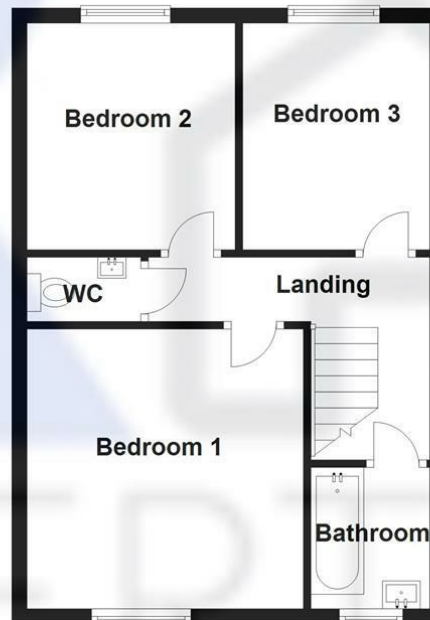
Ground Floor

Approx. 41.8 sq. metres (449.6 sq. feet)

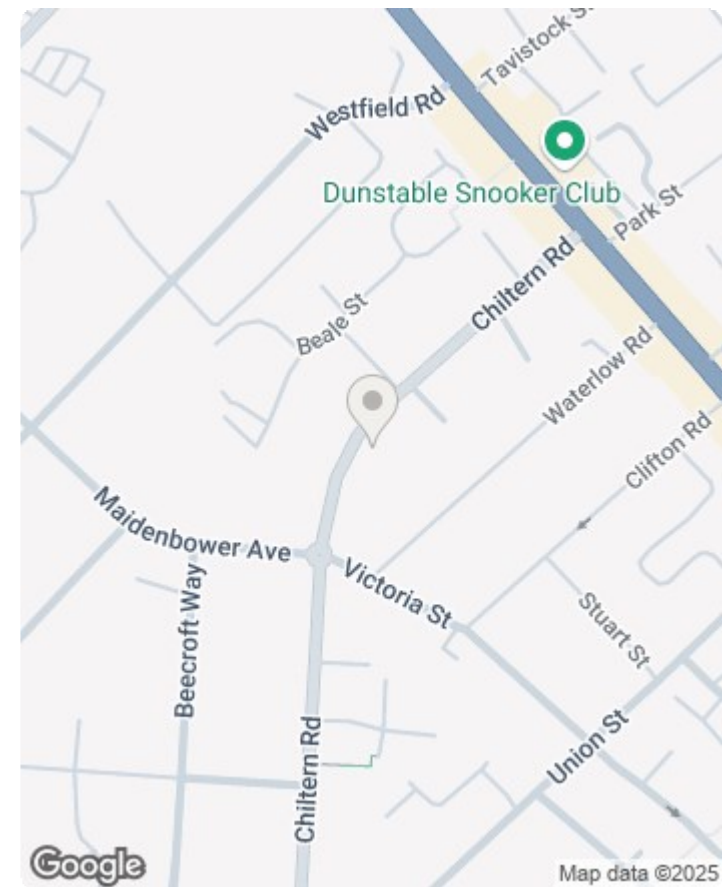


First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.5 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

