



PR 
PROPERTY

67 High Street South, Dunstable, Bedfordshire, LU6 3SF
£1,100

- EXCLUSIVE TO PR PROPERTY
- DUNSTABLE TOWN CENTRE
- CALL NOW ON 01582 720 777

- MUST BE VIEWED
- AVAILABLE APRIL 2025

- 2 BEDROOMS
- PRIVATE COURTYARD GARDEN

***EXCLUSIVE TO P&R PROPERTY LETTINGS *** SPACIOUS 2 BEDROOM TERRACED HOUSE *** LOCATED IN DUNSTABLE TOWN CENTRE *** CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS *** PRIVATE REAR COURTYARD GARDEN *** GAS CENTRAL HEATING *** AVAILABLE APRIL 2025 *** MUST BE VIEWED ***

GROUND FLOOR

LOUNGE / DINER 13'11" X 13'0" (4.23 X 3.96)

Window to front, ornamental fireplace, double radiator, laminate flooring, stairs, door to:

FITTED KITCHEN 13'10" X 6'10" (4.21 X 2.09)

Fitted with a matching range of base and eye level units with worktop space over, butler style sink with tiled splashbacks, integrated fridge and slimline dishwasher, double glazed window to rear, radiator, tiled flooring, double glazed french doors to garden, door to:

BEDROOM 2 10'0" X 6'1" (3.06 X 1.85)

Double glazed window to rear, double glazed window to side, radiator, laminate flooring.

CLOAKROOM 4'4" X 2'10" (1.32 X 0.86)

Fitted with three piece suite comprising, wash hand basin, close coupled WC and full height tiling to all walls, heated towel rail, extractor fan, tiled flooring.

FIRST FLOOR

LANDING

Window to rear, fitted carpet, door to:

BEDROOM 1 13'11" MAX X 13'0" (4.23 MAX X 3.96)

Two windows to front, fitted carpet, door to:

EN-SUITE BATHROOM

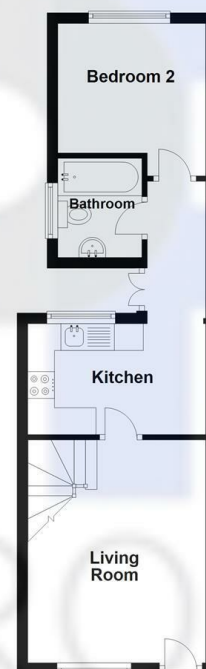
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, heated towel rail, extractor fan, window to rear, tiled flooring.

OUTSIDE

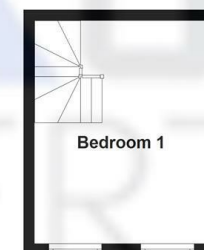
REAR GARDEN

Low maintenance garden with decking seating area

Ground Floor
Approx. 34.5 sq. metres (371.5 sq. feet)



First Floor
Approx. 13.9 sq. metres (149.3 sq. feet)



Total area: approx. 48.4 sq. metres (520.9 sq. feet)

67 High Street South

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			8
(81-91) B			
(69-80) C		71	
(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	