

**PR**  
PROPERTY

**71 High Street South, Dunstable, Bedfordshire, LU6 3SF**  
**£1,150**

- EXCLUSIVE TO PR PROPERTY LETTINGS
- PRIVATE REAR GARDEN
- AVAILABLE DECEMBER 2025

- MUST BE VIEWED
- DUNSTABLE TOWN CENTRE

- TWO DOUBLE BEDROOMS
- CLOSE TO TRANSPORT LINKS

\*\*\*\*EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\*\* AVAILABLE TO LET DECEMBER 2025 \*\*\* THIS STUNNING HOUSE OFFERS YOU STYLISH AND MODERN ACCOMMODATION AND IS LOCATED IN THE HEART OF DUNSTABLE. \*\*\* GREAT CONDITION THROUGHOUT \*\*\* PRIVATE REAR GARDEN \*\*\* GAS CENTRAL HEATING \*\*\* TWO DOUBLE BEDROOMS \*\*\* TWO BATHROOMS \*\*\* MUST BE VIEWED \*\*\*

## GROUND FLOOR

**LOUNGE 13'11" X 13'0" (4.23 X 3.96)**

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

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

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

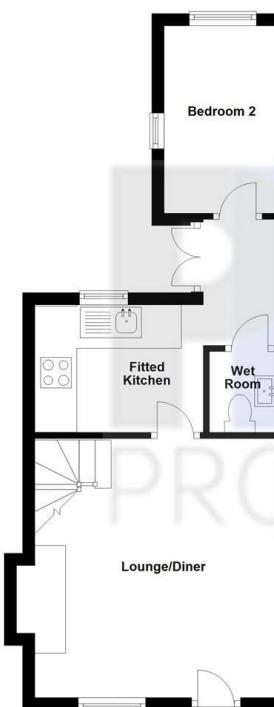
**CLOAKROOM 4'4" X 2'10" (1.32 X 0.86)**

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.

## EN-SUITE BATHROOM

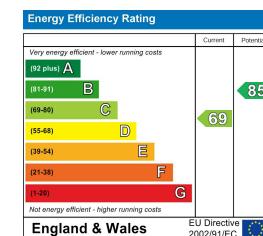
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, heated towel rail, extractor fan, window to rear, tiled flooring.

Ground Floor  
Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 50.3 sq. metres (541.0 sq. feet)

First Floor  
Approx. 18.8 sq. metres (202.0 sq. feet)



England & Wales EU Directive 2002/91/EC