



DG
Property
Consultants
Estd. 2000



Burges Close, Dunstable, Bedfordshire LU6 3EU

Asking Price £284,995

DG Property Consultants are pleased to be offering this investment opportunity, currently with tenant in occupation and happy to continue renting. A 3 bedroom terrace property located on the South side of Dunstable, within easy access of junction 9 on the M1, ideal for a commuter.

The property offers accommodation comprising: Entrance lobby leading to the main living room, combined kitchen/diner, 1st floor landing, 3 bedrooms and combined family bathroom.

Outside, front and rear garden, off road parking in front of a single garage in close by block.

Benefits include: Gas central heating and full double glazing.

Call 01582-580500 to arrange your viewing.



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Ground Floor Accommodation

Entrance Porch

UPVC entrance door, UPVC double glazed window to front, fitted carpet, power point(s), door to living room.

Living Room

8'0" x 16'0" (2.44m x 4.88m)



UPVC double glazed window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), door to inner hall, built in under stairs storage cupboard.

View of Living Room



Inner Hallway

Opening dining room kitchen, carpeted stairs first floor landing.

Kitchen/Diner

11'6" x 16'0" (3.51m x 4.88m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, space with gas and electric points for cooker, two uPVC double glazed windows to rear, double radiator, vinyl flooring, double power point(s), door to rear to garden.

View of Kitchen/Diner



View of Kitchen/Diner



First Floor Accommodation

Landing

Fitted carpet, power point(s), access to all first floor rooms, airing cupboard.

Bedroom 1

11'6" x 6'7" (3.51m x 2.00m)



UPVC double glazed window to front, single radiator, fitted carpet, power point(s), double door to a built in wardrobe.

Bedroom 2

11'6" x 8'6" (3.51m x 2.59m)



UPVC double glazed window to rear, single radiator, fitted carpet, power point(s), double door to a built in storage cupboard.

Bedroom 3

8'6" x 6'2" (2.58m x 1.89m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s).

Family Bathroom



UPVC double glazed window to rear, three piece suite comprising panelled bath with shower over, wash hand basin and low-level, tiled splashbacks, single radiator, vinyl flooring.

Outside of the property

Front Garden

Mainly laid to lawn, front path to the front of the property.

Rear Garden



View of Garden



correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Single Garage & Parking



Single Garage in nearby block with parking in front of.

Council Tax Band

Council Tax Band : C

Charge Per Year : £1963

MISDESCRIPTONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their

Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)

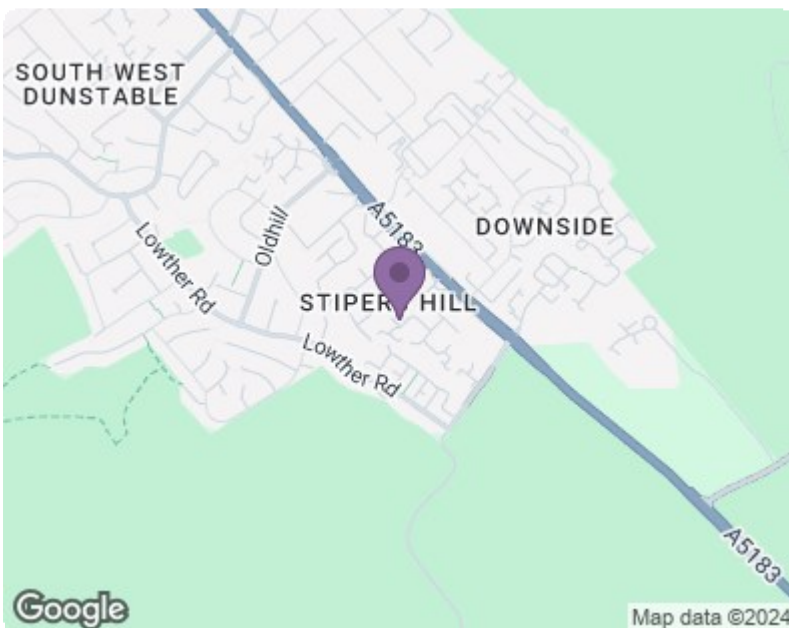


First Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



Total area: approx. 77.0 sq. metres (829.0 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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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