

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Richard Street, Dunstable, Bedfordshire

**£400,000 Freehold**



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The Property Experts with the Personal Touch



# Richard Street, Dunstable, Bedfordshire

**£400,000**



Front

Entrance Hall

Living Room

10'11" x 12'0" (3.34m x 3.67m)

Family Room

11'7" x 12'10" (3.53m x 3.90m)

Dining Room

11'2" x 15'8" (3.41m x 4.77m)

Utility Room

4'4" x 8'10" (1.33m x 2.70m)

Kitchen/Breakfast Room

10'1" x 14'9" (3.08m x 4.50m)

First Floor Landing

Bedroom 1

10'2" x 15'9" (3.10m x 4.79m)

En-suite Shower Room

Bedroom 2

11'0" x 10'6" (3.35m x 3.21m)

Bedroom 3

11'7" x 10'6" (3.53m x 3.21m)

Shower Room

Second Floor Landing

Bedroom 4

14'3" x 11'3" (4.35m x 3.43m)

Rear Garden

address: 15b High Street North  
Dunstable, Beds LU6 1HX

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website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

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**MISDESCRIPTIONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give 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 any 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 purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

This HEAVILY EXTENDED PROPERTY offering OVER 1,600 SQ FT OF LIVING ACCOMODATION is located in the EVER POPULAR PRIORY area of Dunstable.

Household Estate Agents invite you to view this PERFECT EXAMPLE OF AN EARLY 1900's, BAY FRONTED home. The property further benefits from OPEN PLAN LIVING ACCOMMODATION, a SPACIOUS KITCHEN/BREAKFAST ROOM, and FOUR DOUBLE BEDROOMS.

RICHARD STREET is within walking distance of the Town centre as well as nearby stops for the GUIDED BUSWAY with direct links to LUTON TRAIN STATION and LONDON LUTON AIRPORT. The M1 MOTORWAY is a short drive from the property with JUNCTIONS 9 & 11 close by. This would be an IDEAL HOME for an array of prospective purchasers with families in particular due to the EXCELLENT SCHOOLING such as Watling Lower School, Priory Academy, and Queensbury Academy within close proximity.

The accommodation comprises of an entrance hall, living room/ dining room, kitchen/breakfast room, downstairs WC, first-floor landing, three bedrooms, a shower room, master bedroom with an en-suite shower room, second-floor landing, bedroom four. The rear garden is fully enclosed with lawn and patio areas, there is a gate to the side of the property leading to the front of the property.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE A VIEWING!

TENURE: FREEHOLD  
COUNCIL TAX BAND: D  
EPC RATING: TBC



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## Road Map



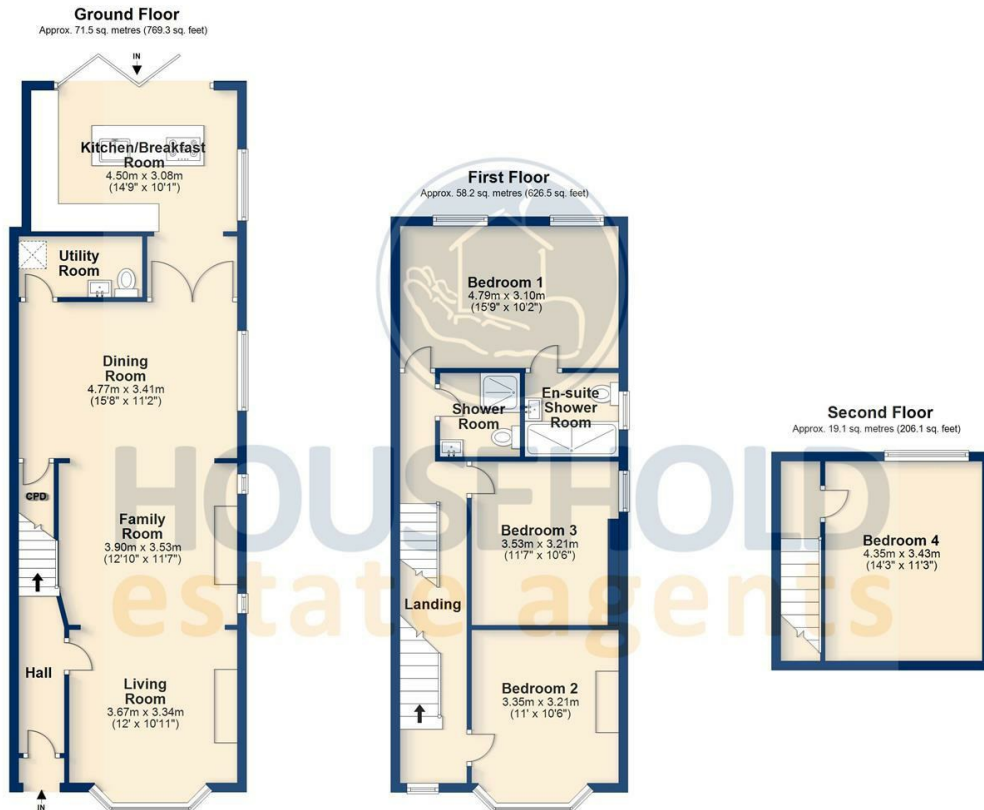
## Hybrid Map



## Terrain Map



## Floor Plan



Total area: approx. 148.8 sq. metres (1601.9 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, mis-statement or use of any data shown on the final floorplan.  
Plan produced using PlanUp.

## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

## EPC

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>B</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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