ROBINSONS

1

Kimberwell Close

Dunstable, LU5 6EN

£425,000

- EXTENDED THREE BEDROOM SEMI
- PARKING FOR SEVERAL CARS
- SOUGHT AFTER TODDINGTON
- QUICK ACCESS TO M1
- REFITTED BATHROOM

- LARGE LIVING SPACE
- LARGE WELL ESTABLISHED REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- POTENTIAL FOR FURTHER EXTENSION
- VENDORS PLANS SECURED

Area Map







Energy Efficiency Graph

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating |
|---|------------------------|-----------|---|
| | Current | Potential | Current Potentiz |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO2 emissions |
| (92 plus) A | | | (92 plus) 🔊 |
| (81-91) B | | | (81-91) |
| (69-80) | | | (69-80) C |
| (55-68) | | | (55-68) |
| (39-54) | | | (39-54) |
| (21-38) | | | (21-38) |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO2 emissions |
| | U Directiv 002/91/E | | England & Wales 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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