

63 Victoria Street, Dunstable, Bedfordshire, LU6 3AZ
Asking Price £300,000

ROBINSONS



NO UPPER CHAIN | THREE DOUBLE BEDROOMS | PERIOD CHARACTER | FOUR FLOORS | CELLAR | GENEROUS GARDEN | CENTRAL DUNSTABLE LOCATION

A charming and characterful three double bedroom period terraced home, ideally positioned on Victoria Street in the heart of Dunstable. Offering spacious accommodation arranged over four levels, this attractive property combines original period features with versatile living space and is offered to the market with no upper chain.

The ground floor welcomes you with a spacious entrance hall leading into a bright lounge, separate dining room and well-appointed kitchen. From the kitchen, stairs lead down to a useful cellar/storage area, providing excellent additional space for storage, hobbies or a home office.

The first floor provides two generous double bedrooms and the family bathroom, while the second floor is home to an impressive 18ft principal bedroom, creating a private and spacious retreat away from the main living areas. Outside, the property benefits from an enclosed rear garden, providing a pleasant outdoor space for entertaining, relaxing or family use.



Total area: approx. 1390.6 sq. feet



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	