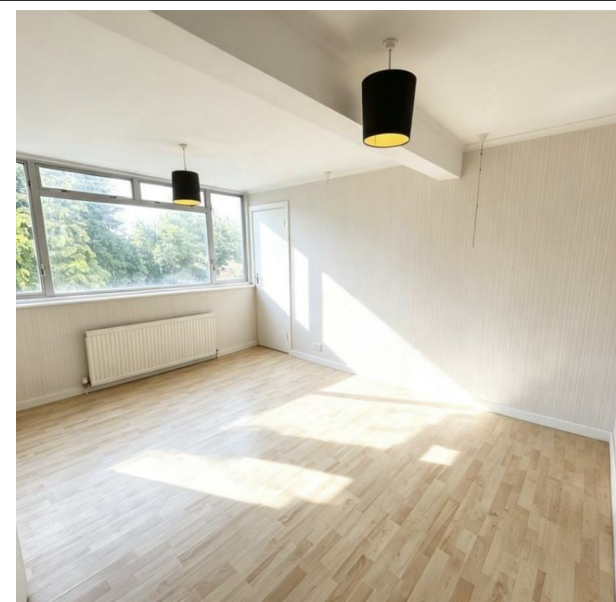


27 Churchill Road, Dunstable, LU6 3LU
Auction Guide £275,000

ROBINSONS



****AVAILABLE VIA MODERN AUCTION **STARTING BID £275,000** IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE****

Offered to the market with no onward chain, this extended three bedroom home in the heart of Dunstable presents an excellent opportunity for buyers seeking a renovation project or investment property.

Requiring modernisation throughout, the property offers generous living accommodation with significant scope to add value and create a home tailored to your own style and requirements.

The ground floor features spacious living and dining areas, along with a sizeable kitchen offering excellent potential for a contemporary open plan layout. Upstairs, there are three well proportioned bedrooms and a family bathroom.

Further benefits include a garage located to the west of the block, which could provide a useful additional income stream, with a potential rental value of approximately £80 to £100 per month.



Total Area: 112.8 m² ... 1215 ft²

Floorplan produced by Woodside Photography
Floorplan is for illustration purposes only and all measurements are approximate



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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	