



12 Walgrave Road, Dunstable, Bedfordshire, LU5 4NX
£1,300

- AVAILABLE LATE NOV 2020
- STUNING BATHROOM
- PARKING

- 3 BEDROOMS
- STORE ROOM
- CLOSE TO GOOD SCHOOLS & AMENITIES

- FABULOUS KITCHEN
- LARGE REAR GARDEN
- MUST BE VIEWED

**** P&R PROPERTY LETTINGS ** AVAILABLE TO LET LATE NOVEMBER 2020 ** MODERN FINISH THROUGHOUT ** 3 BEDROOMS ** MODERN KITCHEN ** MODERN BATHROOM ** GREAT SIZE RECEPTION ROOMS ** OFFICE ** GREAT GARDEN ** CLOSE TO SCHOOLS AND AMENITIES **** The property benefits from accommodation comprising entrance hall, lounge, open plan kitchen to dining room, store room, 3 bedrooms, washroom, gas central heating, rear garden, carport and on drive parking for 3 cars.

GROUND FLOOR

ENTRANCE HALL

LOUNGE 14'0" X 11'2" (4.26M X 3.41M)

KITCHEN/DINING ROOM 20'4" X 11'2" (6.19M X 3.41M)

BATHROOM

STORE ROOM 11'11" X 7'5" (3.62M X 2.26M)

STORE ROOM WC

FIRST FLOOR

LANDING

BEDROOM 1 12'8" X 9'3" (3.85M X 2.82M)

BEDROOM 2 9'11" X 11'2" (3.02M X 3.41M)

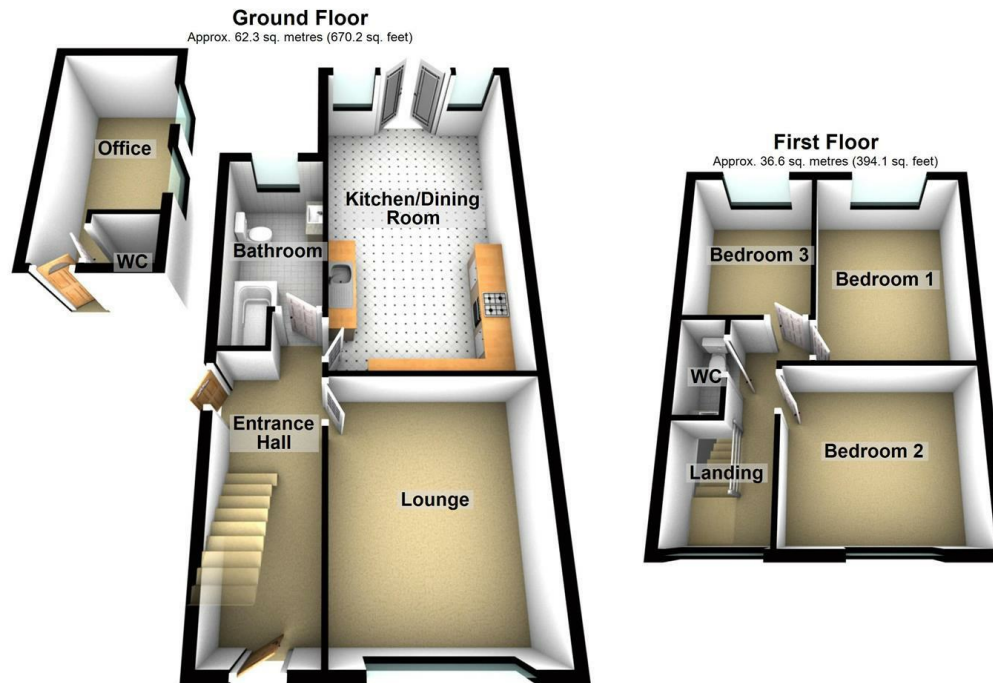
BEDROOM 3 9'9" X 7'8" (2.97M X 2.33M)

FIRST FLOOR WC

OUTSIDE

REAR GARDEN

GARAGE & CARPORT



Total area: approx. 98.9 sq. metres (1064.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	