

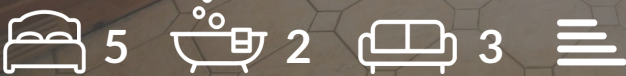


Gilded Acre

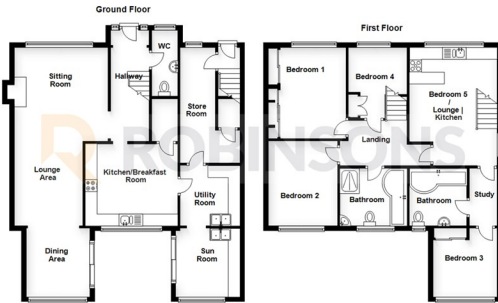
Dunstable, LU6 3TB

£450,000

- EXTENSIVELY EXTENDED
- EXTENDED 3 BEDROOM WITH A CONNECTING ANNEX
- ENDLESS OPPORTUNITIES
- WELL MAINTAINED IN RECENT YEARS
- END OF CUL-DE-SAC
- 5 BEDROOM SEMI-DETACHED
- 1 BEDROOM SELF CONTAINED HOUSE WITH ADJOINING 3 BEDROOM EXT HOUSE
- INFINITELY LARGER THAN IT APPEARS
- SOUTH WEST DUNSTABLE
- NO UPPER CHAIN



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-34) E	
(21-38) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

20 West Street, Dunstable,
Bedfordshire, LU6 1SX

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robinsons-estates.co.uk
sales@robinsons-estates.co.uk