



Great Northern Road Dunstable, LU5 4BN Asking Price £255,000

NO UPPER CHAIN
TWO RECEPTION ROOMS
SUPERB A5 M1 ACCESS
TWO DOUBLE BEDROOMS

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LOFT ROOM PRIORY AREA CLOSE TO TOWN CENTRE

Floor Plan





Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating
	Ourrent	Potential	Current Potenti
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🔊
(81-91) B			(81-91)
(69-80) C		66	(69-80) C
(55-68)	< <u>58</u>		(55-68) D
(39-54)			(39-54)
(21-38)			(21-38) F
(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









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.

20 West Street, Dunstable, Bedfordshire, LU6 1SX

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

Area Map