

8 Catchacre, Dunstable, LU6 1QD  
£110,000

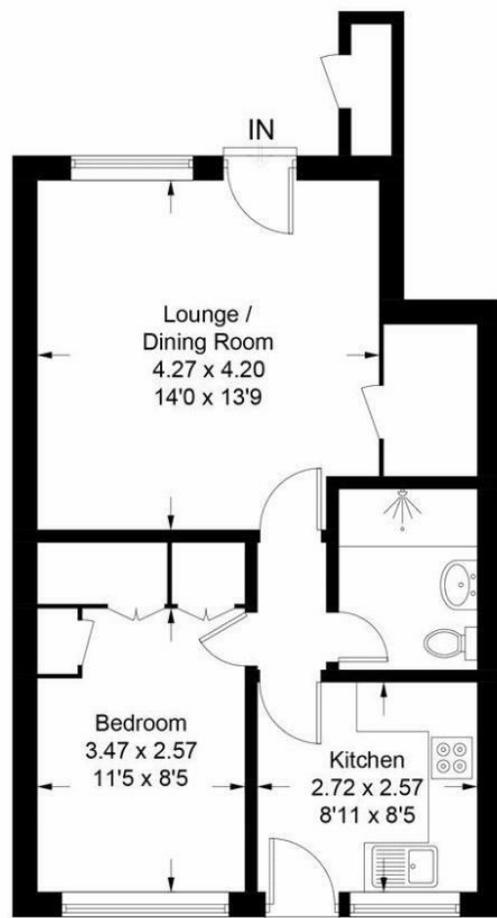


GROUND FLOOR MAISONETTE IN SOUGHT AFTER SOUTH WEST DUNSTABLE WITH NO UPPER CHAIN AND LEASE EXTENSION ON COMPLETION.

An excellent opportunity to acquire this ground-floor maisonette, perfectly situated in the highly sought-after South West Dunstable area. Offering 92 years remaining on the lease, with an additional 90-year extension upon completion, this property is ideal for first-time buyers and investors alike.

With the added benefits of allocated parking, a private rear garden, and a vacant, chain-free status, this home combines convenience, comfort, and potential. Don't miss out on this fantastic opportunity—book your viewing today!

Approximate Gross Internal Area = 44.9 sq m / 483 sq ft  
(Excluding External Cupboard)



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID987551)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(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	