



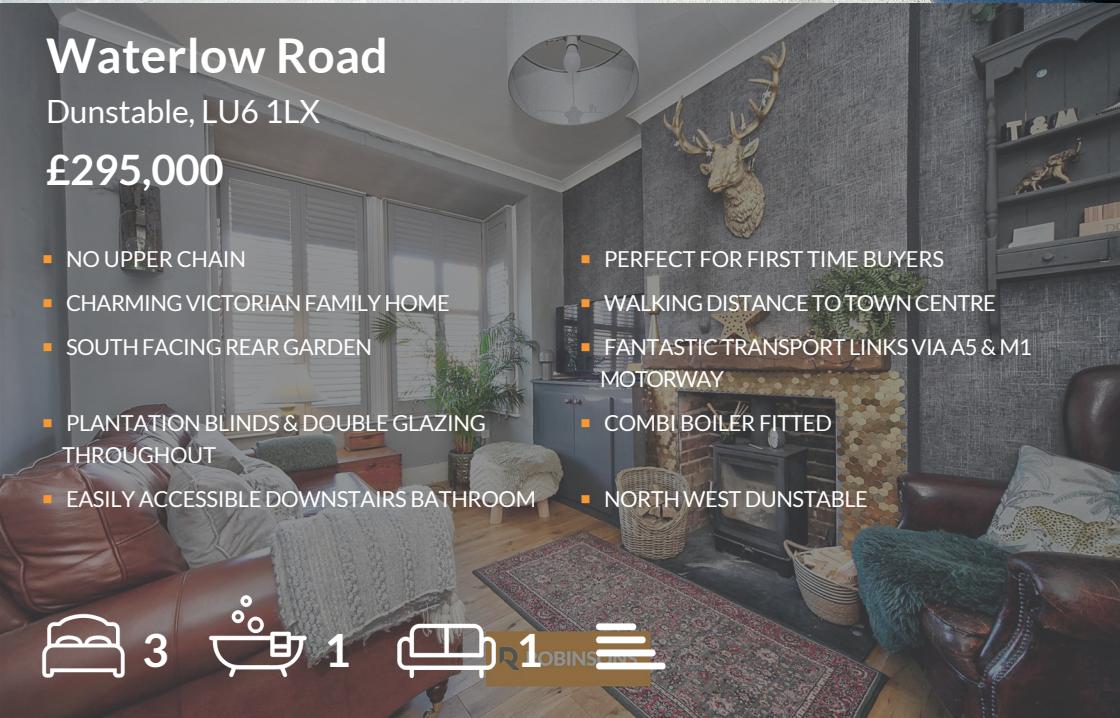
Waterlow Road

Dunstable, LU6 1LX

£295,000

- NO UPPER CHAIN
- CHARMING VICTORIAN FAMILY HOME
- SOUTH FACING REAR GARDEN
- PLANTATION BLINDS & DOUBLE GLAZING THROUGHOUT
- EASILY ACCESSIBLE DOWNTAIRS BATHROOM

- PERFECT FOR FIRST TIME BUYERS
- WALKING DISTANCE TO TOWN CENTRE
- FANTASTIC TRANSPORT LINKS VIA A5 & M1 MOTORWAY
- COMBI BOILER FITTED
- NORTH WEST DUNSTABLE



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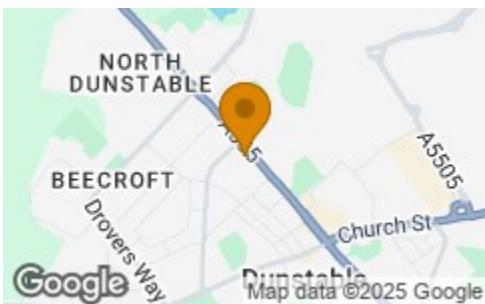


Floor Plan



Photograph produced by Woodlane Photography
Photograph is for illustration purposes only and all measurements are approximate.

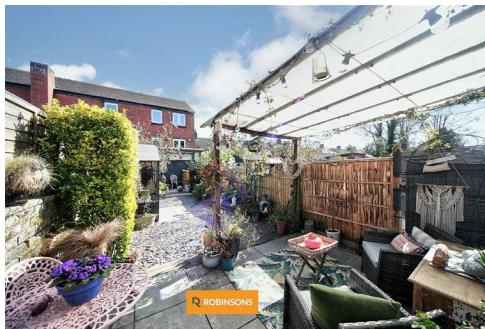
Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

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