



## 80 Burr Street

Dunstable, LU6 3AG

**£125,000**

- NO UPPER CHAIN
- INVESTMENT OPPORTUNITY RENTAL POTENTIAL £725PCM
- EXTENDED LEASE ON COMPLETION
- FIRST FLOOR
- SHARE OF FREEHOLD
- STUDIO
- GAS CENTRAL HEATING
- PARKING
- TOWN CENTRE LOCATION
- COUNCIL TAX BAND - A



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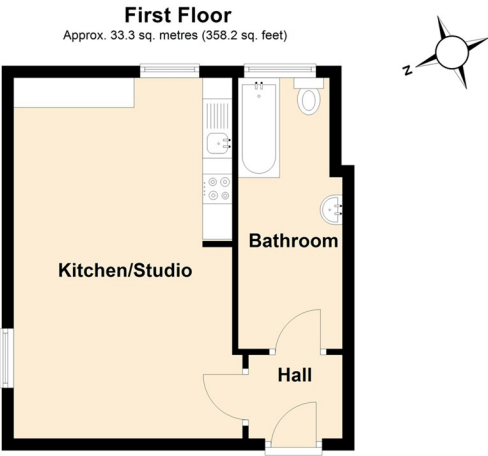


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Floor Plan



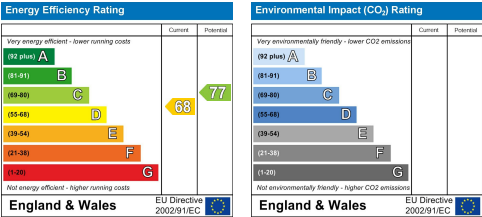
Total area: approx. 33.3 sq. metres (358.2 sq. feet)



Area Map



Energy Efficiency Graph



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.

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