



PR
PROPERTY

71 High Street South, Dunstable, Bedfordshire, LU6 3SF
£1,150 PCM

- EXCLUSIVE TO PR PROPERTY LETTINGS
- PRIVATE REAR GARDEN
- AVAILABLE JULY 2026

- MUST BE VIEWED
- DUNSTABLE TOWN CENTRE

- TWO DOUBLE BEDROOMS
- CLOSE TO TRANSPORT LINKS

****EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE TO LET JULY 2026 *** THIS STUNNING HOUSE OFFERS YOU STYLISH AND MODERN ACCOMMODATION AND IS LOCATED IN THE HEART OF DUNSTABLE. *** GREAT CONDITION THROUGHOUT *** PRIVATE REAR GARDEN *** GAS CENTRAL HEATING *** TWO DOUBLE BEDROOMS *** TWO BATHROOMS *** MUST BE VIEWED ***

GROUND FLOOR

LOUNGE 13'11" X 13'0" (4.23 X 3.96)

FITTED KITCHEN 13'10" X 6'10" (4.21 X 2.09)

BEDROOM 1 13'11" MAX X 13'0" (4.23 MAX X 3.96)

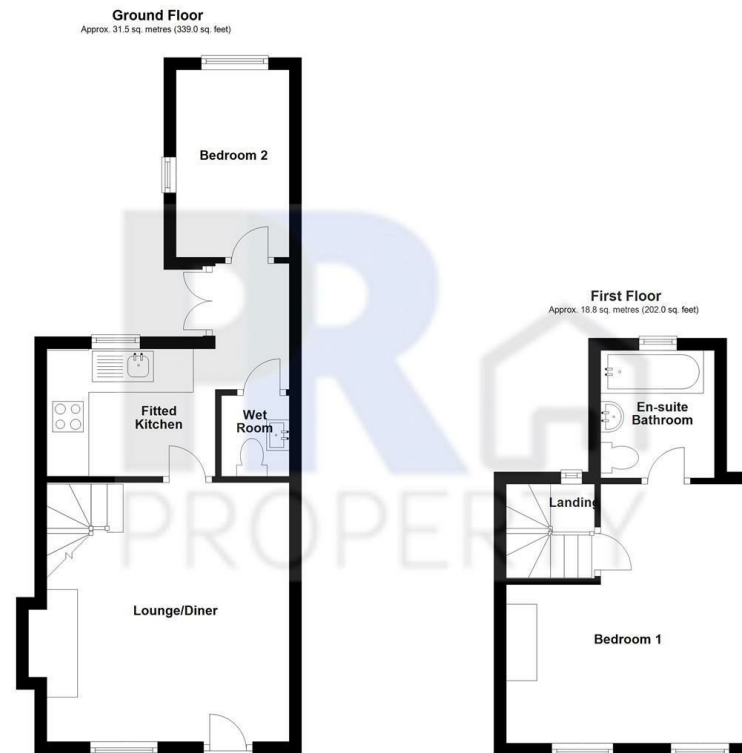
BEDROOM 2 10'0" X 6'1" (3.06 X 1.85)

CLOAKROOM 4'4" X 2'10" (1.32 X 0.86)

Fitted with three piece suite comprising, wash hand basin, close coupled WC and full height tiling to all walls, heated towel rail, extractor fan, tiled flooring.

EN-SUITE BATHROOM

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, heated towel rail, extractor fan, window to rear, tiled flooring.



Total area: approx. 50.3 sq. metres (541.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	