



3 bed terraced house to buy in

Churchill Road, Dunstable, Bedfordshire,
LU6 3LU

£275,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ CONVENIENT GROUND FLOOR
BATHROOM
- ✓ BRIGHT OPEN PLAN LIVING &
DINING ROOM
- ✓ LOCATED IN A QUIET,
FAMILY-FRIENDLY RESIDENTIAL
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale via Online Unconditional Auction.

Offered to the market with no onward chain, this extended three bedroom home in the heart of Dunstable presents an excellent opportunity for buyers seeking a renovation project or investment property.

Requiring modernisation throughout, the property offers generous living accommodation with significant scope to add value and create a home tailored to your own style and requirements.

The ground floor features spacious living and dining areas, along with a sizeable kitchen offering excellent potential for a contemporary open plan layout. Upstairs, there are three well proportioned bedrooms and a family bathroom.

Further benefits include a garage located to the west of the block, which could provide a useful additional income stream, with a potential rental value of approximately £80 to £100 per month.

Extending to over 1,200 sq ft of accommodation, this property offers a versatile layout and tremendous potential. Ideally suited to investors, first time buyers, or those looking for a rewarding refurbishment project, it is conveniently located close to local amenities, schools, green spaces, and excellent transport links.

An exciting opportunity to acquire a substantial property with huge scope for improvement and future value growth.

Kitchen - 3.80 x 4.60 (12'5" x 15'1") -

Living Room - 3.80 x 5.60 (12'5" x 18'4") -

Dining Room - 2.80 x 4.60 (9'2" x 15'1") -

Bathroom - 1.60 x 2.20 (5'2" x 7'2") -

Master Bedroom - 2.80 x 6.20 (9'2" x 20'4") -

Bedroom Two - 3.86 x 4.20 (12'7" x 13'9") -

Bedroom Three - 3.20 x 2.66 (10'5" x 8'8") -

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £275,000

Property Type: Terraced House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

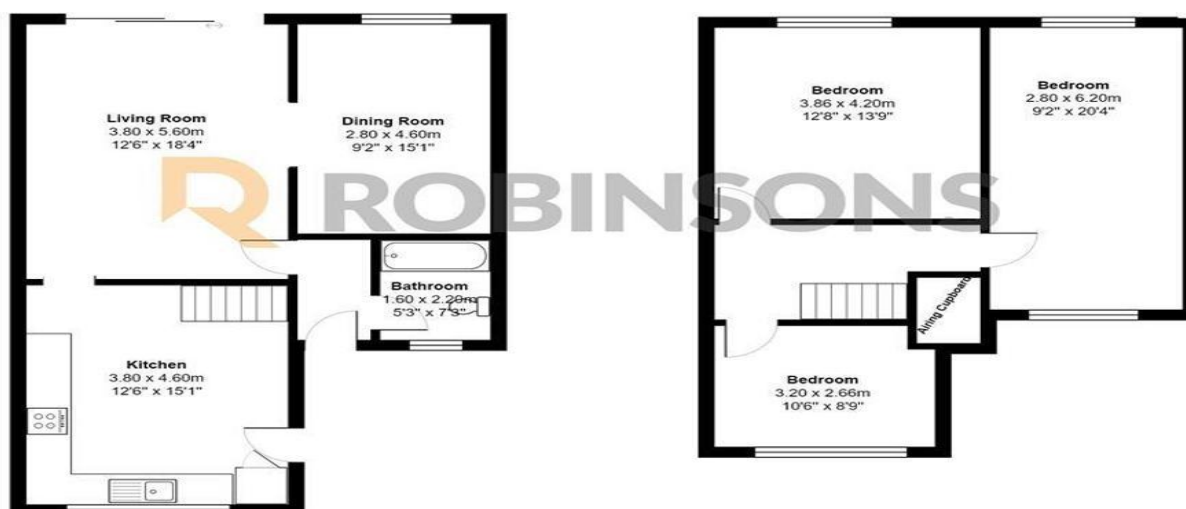
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Total Area: 112.8 m² ... 1215 ft²

Floorplan produced by Woodside Photography
Floorplan is for illustration purposes only and all measurements are approximate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Churchill Road, Dunstable, Bedfordshire, LU6 3LU

Contact your local branch today for more information on this property:

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