



**Tilling Green
Dunstable
Bedfordshire
LU5 4FL**

Offers In Excess Of £337,000

bettermove

Tilling Green Dunstable

Bettermove are proud to present this 3 bedroom terraced house in Dunstable.

The property benefits from double glazing, gas central heating throughout and has off street parking available for 2 cars via the driveway.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner and w/c on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The second floor consists of the third bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Dunstable, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A505, M1 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

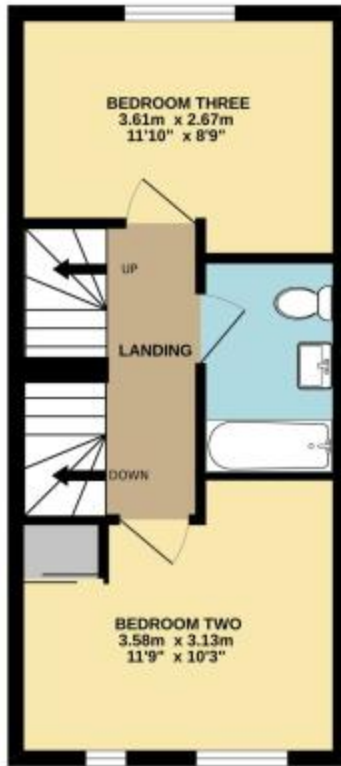
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
29.5 sq.m. (317 sq.ft.) approx.



1ST FLOOR
29.2 sq.m. (314 sq.ft.) approx.



2ND FLOOR
22.9 sq.m. (246 sq.ft.) approx.



TOTAL FLOOR AREA : 81.6 sq.m. (878 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	85	
(69-80) C		
(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	



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