



Acacia Villas, Icknield Street Dunstable, LU6 3AE £895 PCM

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- TOWN CENTRE
- GAS CENTRAL HEATING
- LARGE BEDROOM
- WHITE GOODS

PERIOD BUILDING
PARKING
EPC -C
AVAILABLE 5TH AUGUST

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating	
	Current	Potential	Current Pote	rtial
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions	
(92 plus) A			(92 plus) 🖳	
(81-91) B		80	(81-91) B	36
(69-80) C	72	00	(69-80) C	
(55-68)			(55-68) D	
(39-54)			(39-54)	
(21-38)			(21-38)	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions	
	U Directiv 002/91/E		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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GROUND FLOOR

TOTAL AREA: APPROX. 360.3 SQ. FEET SELL YOUR PROPERTY WITH US FOR ONLY 1% PLUS VAT Plan robued wing Planue.