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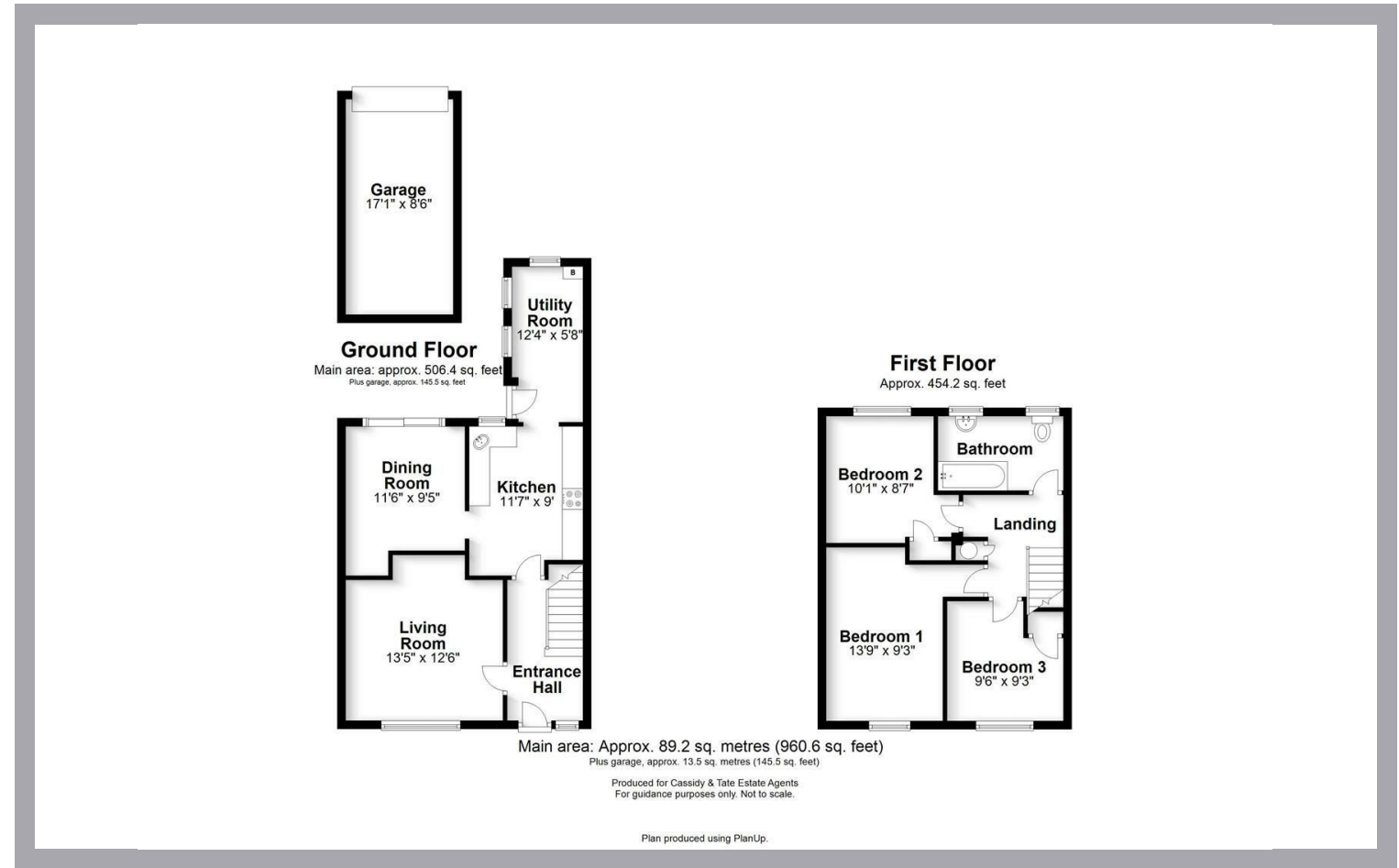
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Your Local Experts



Award Winning Agency

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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# All The Ingredients Needed For A Fabulous Lifestyle

Three bedroom end of terrace family home overlooking a Green located in the popular village of Kensworth. The property requires complete renovation. The accommodation comprises of a reception hall, sitting room, dining room, kitchen, utility outhouse, three bedrooms, family bathroom, garage and parking, front and rear gardens. The property has the benefit of double glazing and gas central heating. Kensworth village is nestled in central Bedfordshire, on the edge of the Dunstable Downs and two miles from Whipsnade Zoo, and has two village shops, a public house, village hall and school. There is also a regular bus service to nearby towns.



## Specialists in Bespoke Properties

- End Terrace House
- Two Reception Rooms
- First Floor Bathroom
- Requiring Refurbishment
- Three Bedrooms
- Kitchen/Utility Room
- Front & Rear Gardens
- Garage & Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

