



Property Consultants

Linking people to properties



£1,250 PCM **Enderby Road, Icknield Catchment** **Luton, Bedfordshire LU3 2HQ**

dg Property Consultants are offering this good size, 3 bedroom semi detached property which has been fully redecorated & new flooring added, located in the sought after Icknield catchment area.

Accommodation comprising: Entrance hall, combined lounge/diner, fitted kitchen, 3 bedrooms and family bathroom, front and rear gardens, off road parking and a single garage, Benefits include: Double glazing and gas central heating. Available straight away as unfurnished.

Call Team dg to arrange a viewing on 01582-580500

3 Bedroom Semi Detached
Re-Decorated Throughout
Double Glazing & Gas C-H
Icknield Catchment
Offered As Unfurnished
Fitted Kitchen
Garage & Parking
Combined Lounge / Diner
Available Straight Away
Modern Bathroom

Ground Floor

Storm Porch

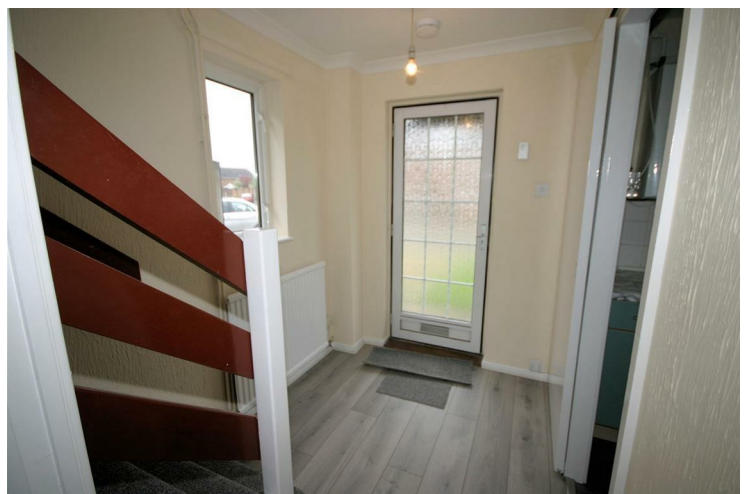
Entrance Hall

Double glazed entrance door, replacement PVCu double glazed window to side, single radiator, wooden laminate flooring, telephone point(s), double power point(s), coving to textured ceiling, carpeted stairs to first floor landing, sliding door to kitchen, door to lounge/dining room. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Completely redecorated throughout. New flooring has been fitted throughout, and is left clean well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Entrance Hall

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Lounge / Diner

16'6" x 14'6" max

Replacement PVCu double glazed window to rear with curtains and pole, two double radiators, wooden laminate flooring, TV point(s), double power point(s), coving to textured ceiling, double glazed patio doors to garden, door to built-in under-stairs storage cupboard.

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View of Lounge / Diner

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View of Lounge / Diner

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Fitted Kitchen

8'2" x 7'5"

Fitted with a matching range of base and eye level units with worktop space over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, automatic washing machine (cleaned), fridge/freezer (cleaned), built-in electric oven (cleaned), four ring gas hob (cleaned) with extractor hood over (cleaned), replacement PVCu double glazed window to front, wooden laminate flooring, double power point(s), textured ceiling.

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View of Sink

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Hob

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Oven

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Washing Machine

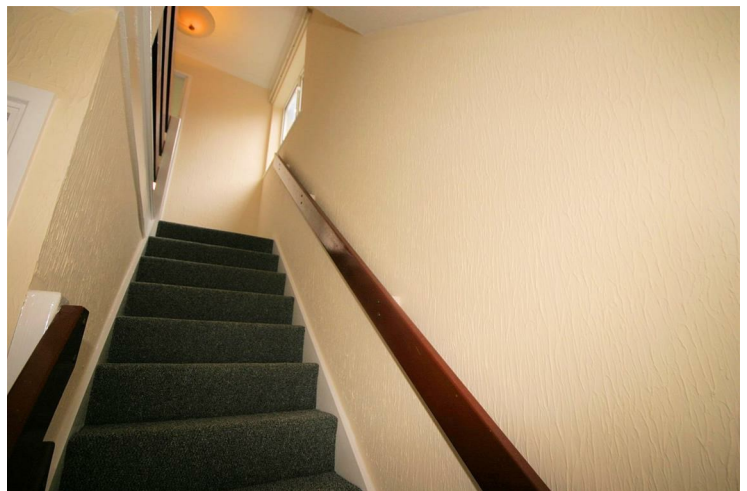
Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



First Floor

View of Stairs

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Landing

Replacement PVCu double glazed window to side, fitted carpet, double power point(s), coving to textured ceiling, access to loft space, door to airing cupboard.

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Bedroom 1

14'6" x 8'2"

Replacement PVCu double glazed window to front with curtains and pole, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

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View of Bedroom 1

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Bedroom 2

10'6" x 8'2"

Replacement PVCu double glazed window to rear with curtains and pole, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

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View of Bedroom 2

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Bedroom 3

7'1" x 6'0"

Replacement PVCu double glazed window to rear with curtains and pole, single radiator, fitted carpet, power point(s), coving to textured ceiling.

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Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent electric shower over plus curtain, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, replacement PVCu double glazed window to front, vinyl flooring, textured ceiling.

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View of Bathroom

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View of Bathroom

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Outside

Front Garden

Mainly laid to lawn, side drive offering off road parking leading to garage, access to rear garden via garage.

Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.

Rear Garden

Enclosed by timber panel fence, laid to lawn, side borders, access to front via garage.

Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Single Garage

Single garage to side of the property, up and over door to the front, rear door to the garden.

Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.

Keys

2 x Front Door Keys

2 Patio Door Keys

Property Condition Report

I / we have checked through the Inventory and Statement of Condition and have found them to be correct. All appliances are in working order and inventory items are in a good clean condition except where stated in the inventory & condition report.

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

Tenancy Date

Tenancy Start Date:

Tenant(s) Application

Tenant(s) Applications:

Once you have found a suitable property to rent and all has been agreed, you will be required to complete our tenant(s) application form, which need to be completed individually and submitted with supporting documentation as follows.

Photo ID: A valid Passport or ID Card (None UK or EU residences a residence card or valid Visa will be required)

Proof of Residence: A current utility bill.

Employment Details: Employment payment records (payslips or a P60).

Bank Statements: 6 Months bank statements (showing income & regular rental payments).

dg Property Consultants will not be unable to withdraw the property from the market until the completed application along with supporting documentation and the holding deposit has been received.

Right to Rent checks, Credit Checks/Searches and References:

These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

In the event of a Guarantor being required, the same reference procedure above will apply.

Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

MISDESCRIPTIONS ACT - Lettings

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or

otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor



First Floor

