



# Property Consultants

Linking people to properties



## **Thetford Gardens, Bushmead, Luton, Bedfordshire LU2 7FE**

### **Asking Price £325,000**

\*dg Property Consultants\* Offer this spacious and superbly presented 3 bedroom semi-detached property offered for sale, located on the sought after Bushmead development. Offered with no upper chain. Accommodation comprising: Entrance hall, downstairs W/C, good size lounge opening through to the diner room, large refitted modern kitchen, 3 good sized bedrooms, modern refitted shower room. Benefits Include: double glazing, gas-central heating throughout. Front and good size rear garden, single garage & ample off road parking. Must be Viewed!

Call team DG on 01582-580500 to book an appointment.

**dg Property Consultants - Residential Sale - Lettings & Management**

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

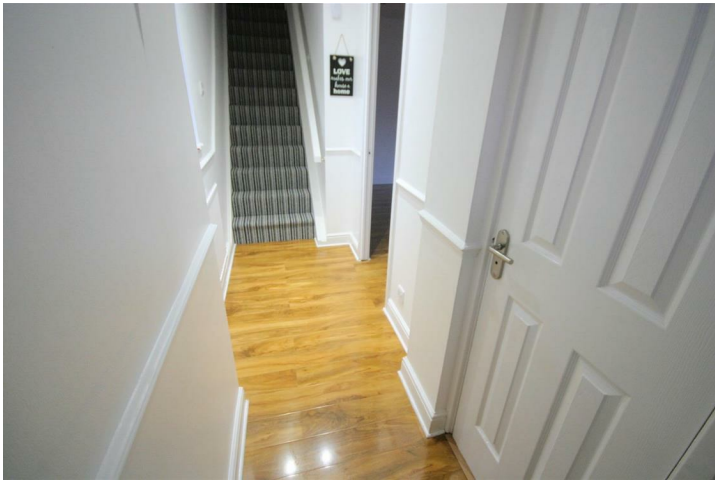
**Sales:** T: 01582 580500 **E:** sales@dgpropertyconsultants.co.uk **W:** dgpropertyconsultants.co.uk

**Letting:** T: 01582 592700 **E:** lettings@dgpropertyconsultants.co.uk **W:** dgpropertyconsultants.co.uk



## Ground Floor

### Entrance Hall



Entrance door, sealed unit double glazed window to side, single radiator, wooden laminate flooring, power point(s), dado rail with recessed ceiling spotlights, carpeted stairs to first floor landing, door to lounge.

### Cloakroom



Two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashbacks, single radiator, ceramic tiled flooring.

## Lounge

13'8" x 11'7" (4.17m x 3.54m)



Sealed unit double glazed window to front, single radiator, wooden laminate flooring, telephone point, TV point, telephone point(s), TV point(s), power point(s) with recessed ceiling spotlights, archway opening to dining room, door to built-in under-stairs storage cupboard.

### View of Lounge



## Dining Room

11'7" x 8'0" (3.54m x 2.43m)



Single radiator, wooden laminate flooring, double power point(s) with recessed ceiling spotlights, double glazed patio doors, door to kitchen.



**View of Dining Room**



**View of Fitted Kitchen**



**Fitted Kitchen**

11'7" x 7'6" (3.54m x 2.29m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built-in integrated fridge/freezer, plumbing for automatic washing machine, automatic washing machine, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, sealed unit double glazed window to rear, double radiator, wooden laminate flooring, double power point(s) with recessed ceiling spotlights, half glazed door to rear to garden.

**View of Fitted Kitchen**



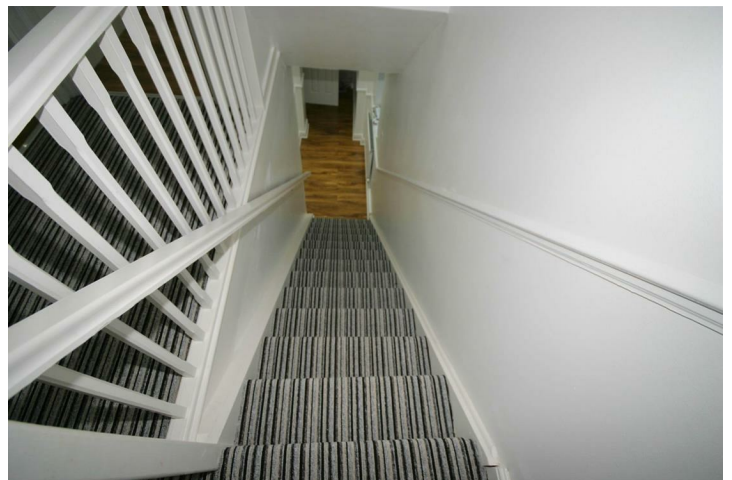
**First Floor**

**Landing**



Sealed unit double glazed window to side, fitted carpet, double power point(s), dado rail with recessed ceiling spotlights, access to loft space, door to airing cupboard.

**View of Stairs**





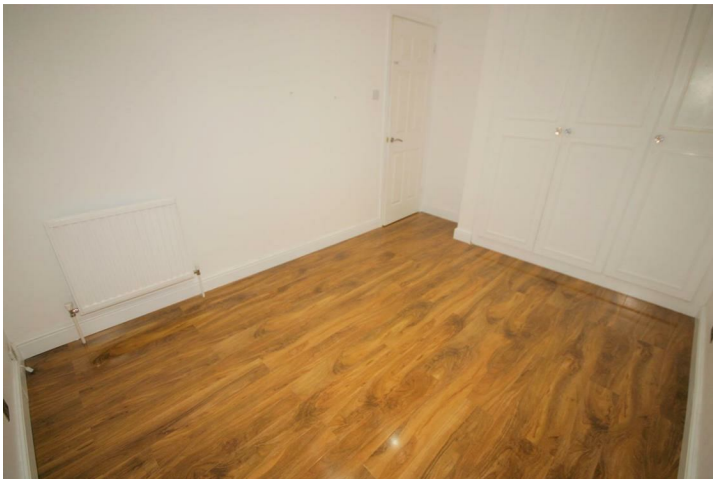
### Bedroom 1

13'0" x 9'0" (3.96m x 2.74m)



Sealed unit double glazed window to front, fitted wardrobe(s), single radiator, wooden laminate flooring, double power point(s) with recessed ceiling spotlights.

### View of Bedroom 1



### Bedroom 2

12'6" x 9'0" (3.81m x 2.74m)



Sealed unit double glazed window to rear, fitted wardrobe(s) with full-length mirrored sliding doors, single radiator, wooden laminate flooring, double power point(s).

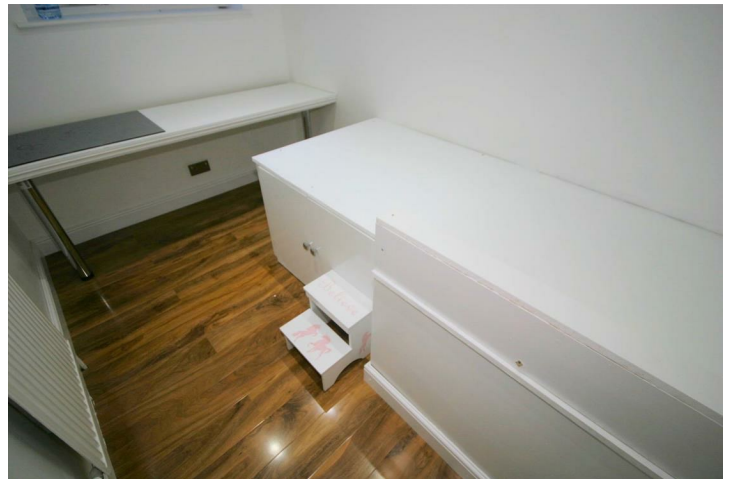
### View of Bedroom 2



Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.

### Bedroom 3

10'0" x 6'4" (3.04m x 1.92m)



Sealed unit double glazed window to front, single radiator, wooden laminate flooring, power point(s), door to built-in storage cupboard.

### Family Shower Room

6'9" x 6'4" (2.05m x 1.92m)



Three piece comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height

ceramic tiling to all walls, heated towel rail, sealed unit double glazed window to rear, ceramic tiled flooring, coved ceiling with recessed ceiling spotlights.

## Outside

### Front Garden



Front drive with off road parking for 2 vehicles, front lawn with side shrubs.

### Rear Garden



Paved patio, laid to lawn, mature shrubs, access to front via garage.

### View of Rear Garden

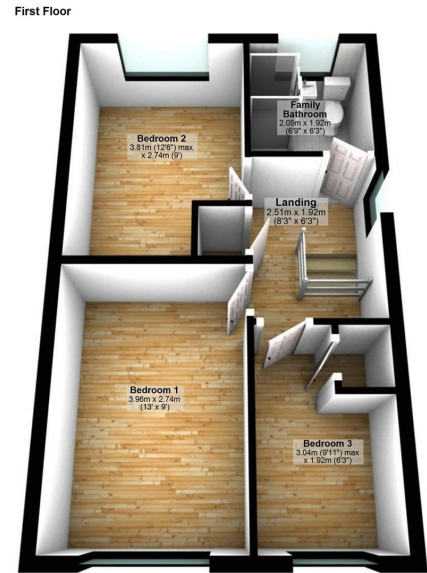


Should you interested in this property all negotiations should be conducted through dg Property Consultants. Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	85
<b>England &amp; Wales</b>		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			
		59	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	