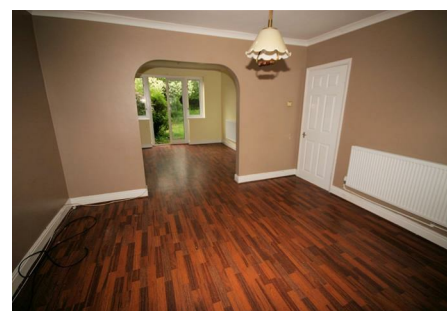


dg Property Consultants

Linking people to properties



Mountfield Road, Round Green, Luton, Bedfordshire LU2 7JN

£1,200 PCM

dg Property Consultants A spacious 3 bedroom semi detached property, located in the popular Round Green area of Luton, offered for rent and available straight away as unfurnished. Accommodation comprising: Entrance hall, two reception areas lounge and dining room, fitted kitchen, landing, 3 good size bedrooms with built in wardrobes and modern family bathroom. Frontage with off road parking, large rear garden, single pre-fabricated garage to the side. Benefits Include: Double glazing and gas heating throughout, Viewing is a must!!!

dg Property Consultants - Residential Sale - Lettings & Management
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Letting: T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk



Ground Floor

Porch

Entrance door to the entrance hall, with a side window.

Entrance Hall

Double radiator, wood laminate flooring, power point, carpeted stairs to first floor landing, door kitchen to kitchen, door lounge

Lounge

13'7" x 12'4" (4.14m x 3.77m)



UPVC double glazed box window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, archway opening dining room.

View of Lounge



Dining Room

11'10" x 11'3" (3.60m x 3.43m)



Two double glazed windows to rear, double radiator, wooden laminate flooring, double power point(s), coved ceiling, double glazed french doors to garden.

View of Dining Room



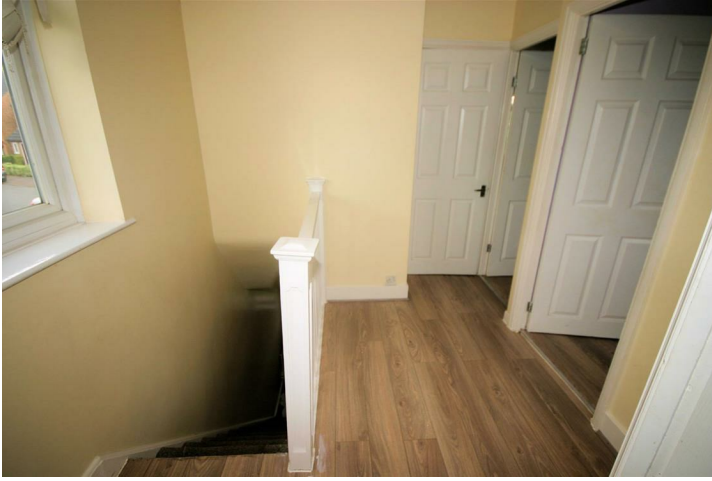
Kitchen

8'8" x 7'7" (2.64m x 2.32m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge and automatic washing machine and freestanding cooker, uPVC double glazed window to rear, window to side, storage cupboard.

First Floor

Landing



UPVC double glazed window to side, wooden laminate flooring, power point(s), access to loft space.

Bedroom 1

14'8" x 11'6" (4.47m x 3.50m)



UPVC double glazed window box window to front, fitted wardrobe(s), single radiator, wooden laminate flooring, double power point(s).

Bedroom 2

11'0" x 11'6" (3.35m x 3.50m)



UPVC double glazed window to rear, two windows to side, built-in wardrobe(s), single radiator, wooden laminate flooring, double power point(s).

Bedroom 3

11'7" x 7'7" (3.52m x 2.32m)



UPVC double glazed window to front, built in single wardrobe(s), single radiator, wooden laminate flooring, double power point(s), airing cupboard.

Family Bathroom

6'0" x 7'7" (1.84m x 2.32m)



Three piece suite comprising panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin and low-level, tiled splashbacks, uPVC double glazed window to rear, single radiator, ceramic tiled flooring.

View of Bathroom



Outside

Front Garden

Front boundary hedge, side gate to rear garden, off road parking, access to pre-fabricated garage.

Rear Garden

Approx 60 / 70ft in length with mature trees and shrubs, laid to lawn.

Single Garage

Single pre-fabricated garage.

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.

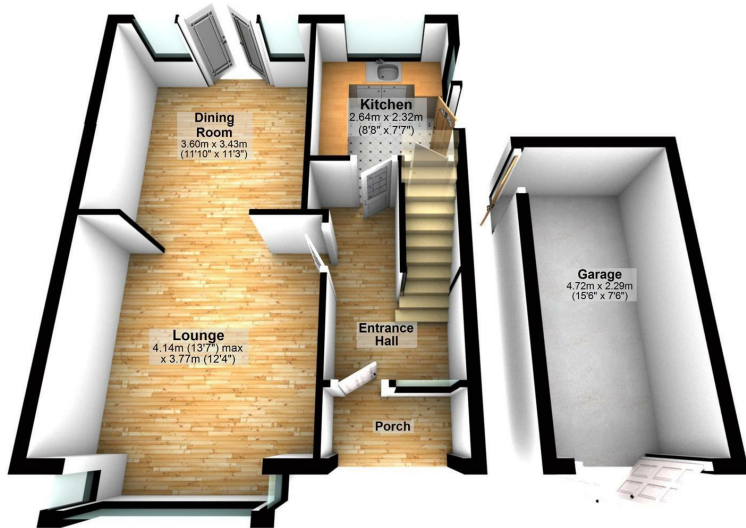
In the event of a Guarantor being required, the same reference procedure above will apply.

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.

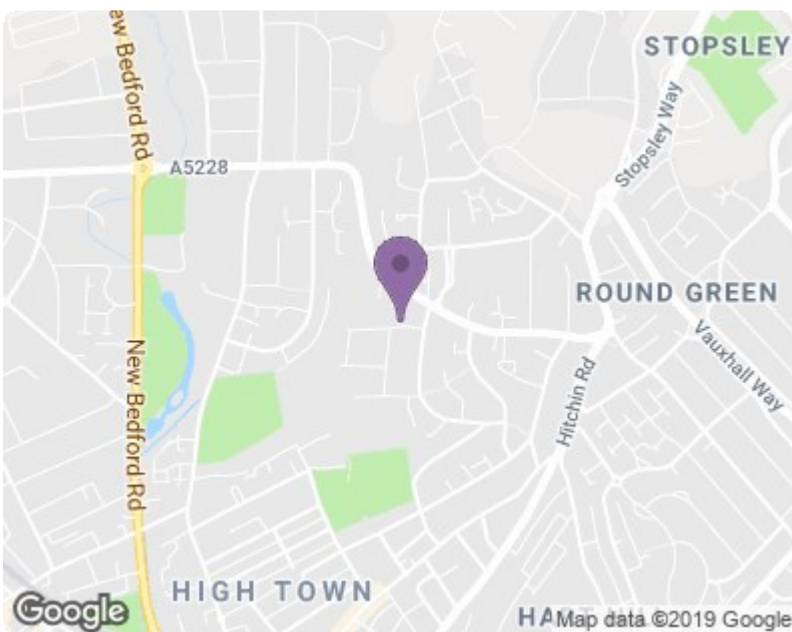
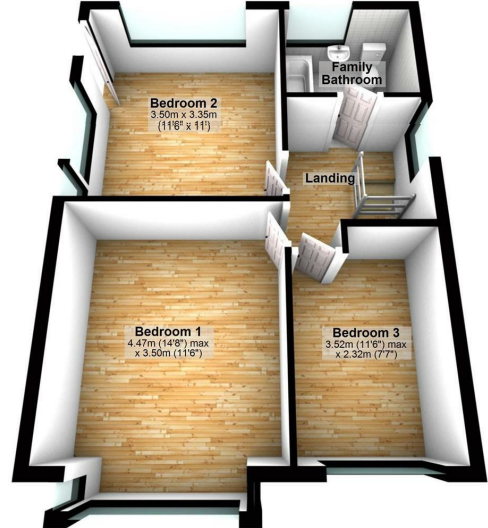
MISDESCRIPTIONS ACT - Lettings

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



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	