



# Property Consultants

Linking people to properties



## **Springfield Road, Icknield Catchment, Luton, Beds LU3 2HF**

### **£825 PCM**

\*dg Property Consultants\* are offering to let this good size 2 bedroom terrace property, located in the sought after icknield catchment area of Luton. Accommodation comprising: Entrance hall, combined lounge/diner, fitted kitchen, landing, 2 good size bedrooms, family bathroom. Benefits include: Gas central heating, double glazing, front & rear gardens, off road parking. Available straight away as unfurnished.

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

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## Ground Floor

### Storm Porch

### Entrance Hall



Entrance door, single radiator, wooden laminate flooring, power point(s), dado rail, coved ceiling, carpeted stairs to first floor landing, door to lounge/diner.

### Lounge/ Diner

14'1" x 8'8" (4.28 x 2.63)



PVCu double glazed window to front, wooden laminate flooring, TV point(s), double power point(s), dado rail, coved ceiling, built-in under-stairs storage cupboard.

### View of Lounge / Diner



## Fitted kitchen

11'10" x 6'0" (3.61 x 1.83)



Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, wooden laminate flooring, power point(s), coved ceiling, wall mounted gas combination boiler serving heating system and domestic hot water, double glazed patio doors to garden.

### View of Kitchen



### View of Kitchen





## First Floor

### Landing



Single radiator, fitted carpet, power point(s), access to loft space.

### Bedroom 1

11'10" x 9'0" (3.61 x 2.74)



PVCu double glazed window to rear, double radiator, fitted carpet, telephone point, power point(s).

### Bedroom 2

11'10" max x 8'11" (3.61 max x 2.73)



Two PVCu double glazed windows to front, single radiator, fitted carpet, power point(s).

## Family Bathroom



Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, half height full height ceramic tiling to all walls, extractor fan, double radiator, ceramic tiled flooring, textured ceiling.

### View of Bathroom



## Outside

### Front Garden

Mainly laid to lawn.

### Rear Garden



Mainly laid to lawn garden shed paved patio gated via rear.

**Off Road Parking**

Allocated off road parking space

**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:

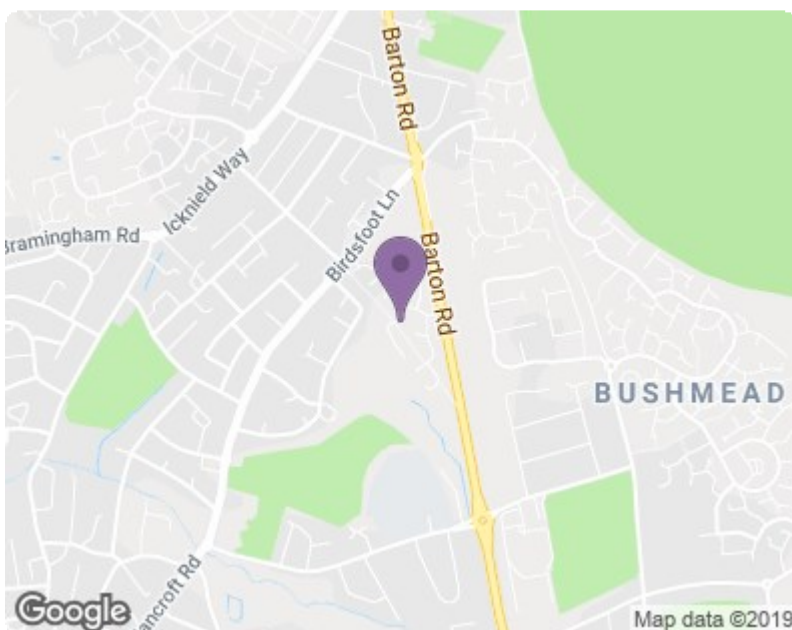
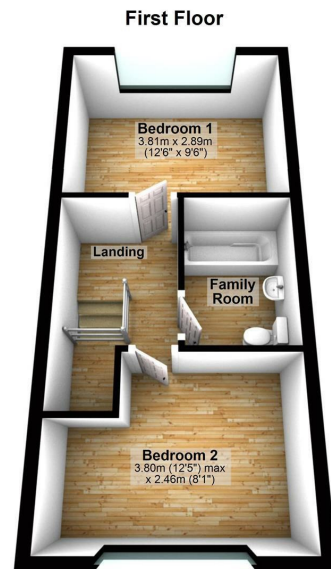
These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

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.



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