

dg Property Consultants

Linking people to properties



Oliver Street, Ampthill, Bedfordshire MK45 2SA **£775 PCM**

Must be Viewed - Spacious & Superbly Presented !!!

This 2 bedroom Terraced cottage style property located in the popular Georgian Market Town of Ampthill. Well presented and sought after location. Accommodation comprises: Entrance directly into a combined lounge/dining room, good size fitted kitchen, 1st floor family bathroom, 2 double bedrooms, courtyard rear garden, on road side parking. Benefiting from:

Redecorated, Double glazing & gas central-heating.

Available straight away as unfurnished.

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

Combined Lounge / Diner

10'6" x 11'2" (3.20m x 3.40m)



Half glazed entrance door into lounge, replacement uPVC double glazed window to front, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, feature fireplace, archway opening dining room.

View of Lounge / Diner



View of Lounge / Diner

7'6" x 11'2" (2.29m x 3.40m)



Wooden laminate flooring, double power point(s), textured ceiling, stairs to first floor, opening kitchen.

View of Lounge / Diner



Fitted Kitchen

10'6" x 11'2" (3.20m x 3.40m)



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 and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, automatic washing machine and tumble dryer, fitted electric oven plus a four ring electric hob with extractor hood over, replacement uPVC double glazed window to rear, single radiator, vinyl flooring, double power point(s), textured ceiling with fluorescent strip light, uPVC double glazed door to courtyard garden.

View of Kitchen



First Floor

Landing



Fitted carpet, textured ceiling, access to loft space, double doors to airing cupboard, housing hot water tank (run off economy 7 timer + immersion), access to bedrooms & first floor bathroom.

Bedroom 1

9'6" x 11'6" (2.90m x 3.51m)



Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), textured ceiling.

Bedroom 2

10'6" x 11'6" (3.20m x 3.51m)



Replacement uPVC double glazed window to rear, single

radiator, floorboards exposed wooden, double power point(s), textured ceiling, wall mounted concealed in cupboard gas boiler serving heating system with heating timer control.

Family Bathroom



Three piece suite comprising: Panelled bath with electric shower over with shower curtain and splash back tiling, pedestal wash hand basin, low level Wc, extractor fan, pine wall mounted mirrored medicine cabinet, single radiator, vinyl flooring, textured ceiling.

View of Bathroom



Outside

Courtyard Rear Garden



Courtyard rear garden, enclosed by timber fence, paved, side access gate (with right of way over neighbors garden) to front of property.

View of Rear Garden



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,

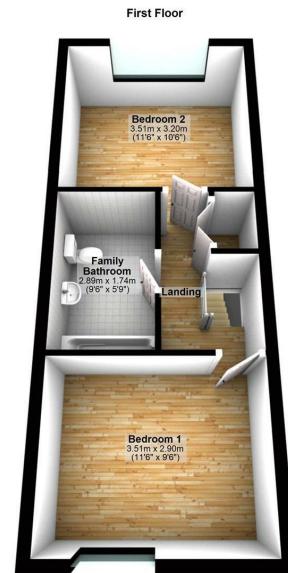
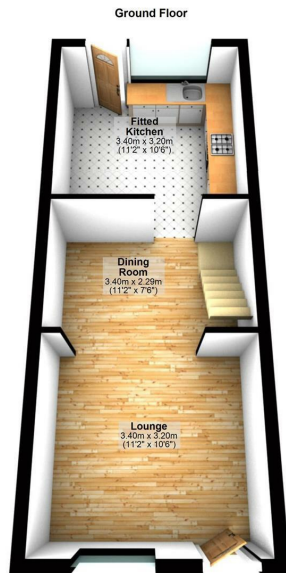
current employment references and analysis of bank statements.

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) 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	65

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	69