



# Property Consultants

Linking people to properties



## **£1,100 Per Month** **Fairgreen Road** **Caddington, Luton, Bedfordshire LU1**

**410**

LOCATED IN THE SOUGHT AFTER VILLAGE OF CADDINGTON

This good size & well maintained 3 bedroom semi detached property. Accommodation comprising: Entrance hall, good size lounge, fitted kitchen/diner, ground floor bathroom, landing, 3 good size bedrooms. Benefits include: Gas central heating, double glazing, front & large rear garden, ample off road parking. Available straight away as unfurnished.

3 Bedroom Semi  
Good Size Lounge  
Modern Fitted Kitchen/diner  
Gas Central Heating  
UPVC Double Glazing  
Ample Off Road Parking  
Sought After Village  
Ideal For A Commuter  
Good Size Bedrooms  
Large Rear Garden

## Ground Floor

### Porch

Entrance porch with 2 x UPVC double glazed window to front, wooden laminate flooring, power point(s), uPVC double door to entrance hall.

### Entrance Hall

UPVC double glazed internal window to front, uPVC double glazed window to side, single radiator, wooden laminate flooring, double power point(s), uPVC double glazed door to side with rear garden access, door lounge, opening kitchen/diner, door ground floor bathroom.

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



### Lounge

14'1" x 11'6"

UPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), power point(s), wall mounted living flame effect gas fire.

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



### View of Lounge

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## Kitchen/Diner

8'6" x 11'6"

Modern fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, built-in electric oven, four ring gas hob with pull out extractor hood over, space for fridge, uPVC double glazed window to rear, double radiator, wooden laminate flooring, power point(s), textured ceiling, wall mounted concealed gas boiler serving hot water system.

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



## View of Oven

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



## View of Hob

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### Ground Floor Bathroom

Three piece suite comprising panelled bath with power shower over and glass screen, pedestal wash hand basin and low-level, tiled splashbacks, uPVC double glazed window to side, single radiator, wooden laminate flooring, textured ceiling.

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



### View of Bathroom

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



### Landing

UPVC double glazed window to front, single radiator, fitted carpet, access to loft space, built-in over-stairs storage cupboard with wall mounted gas boiler serving heating system with heating timer control.

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



### **Bedroom 1**

12'9" x 9'5"

UPVC double glazed window to rear, freestanding wardrobe(s), double radiator, fitted carpet, TV point(s), power point(s), textured ceiling.

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



### **Bedroom 2**

9'8" x 11'6"

UPVC double glazed window to front, freestanding wardrobe(s), double radiator, fitted carpet, TV point(s), power point(s), textured ceiling.

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



### **Bedroom 3**

9'5" x 8'2"

UPVC double glazed window to rear, double radiator, fitted carpet, TV point(s), power point(s), textured ceiling.

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



### **Outside**

### **Front Garden**

Mainly laid to lawn, side drive to front of property, double wooden gates to rear garden.

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



### **Rear Garden**

Large rear garden, mainly laid to lawn, paved patio area, good size garden outhouse, side drive to front of property.

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



### **Side Drive**

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



### **Off Road Parking**

Ample off road parking for approximately 4/5 vehicles.

## **Tenancy Administration Fees**

dg Property Consultants standard Tenancy agency fees are as follows. All fees are inclusive of vat at 20% Tenants Immigration & ID Verification Check - £15 per person - paid & carried out prior to tenancy application. Tenancy & Reference Fees are charged at - £300 per property. Additional tenants above two will be charged - £150 Guarantors Reference Fee (If Applicable) are charged at - £150 Repeat Tenant reference fees - £150 Company referencing - £300 This covers the cost of carrying out your credit status, Employment & Previous Landlord/Agent References and creating a contract for the tenancy. Additional Tenancy fees (chargeable during the tenancy). All fees are inclusive of vat at 20% Renewal of tenancy agreement - £60. Changing or adding an Occupier - £240. End of tenancy check out fee - £90 Refunds. If the references we receive do not match the information you provide on your application form you will not be entitled to a refund of the administration / reference fees. If your offer to rent is not accepted by the landlord you will be entitled to a full refund of the amount paid. If you fail to move in to the property on the agreed date you will not be entitled to a refund of the amount paid in respect of the Tenancy Agreement, Reference Fees, Guarantors Fees or any deposit. If your references are not accepted by the landlord but do match with the information you have provided on your application form you will be entitled to a full refund of all monies paid.

## **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.

## **Tenancy Date**

Date:

## **Tenants Signature.**

Signatures:

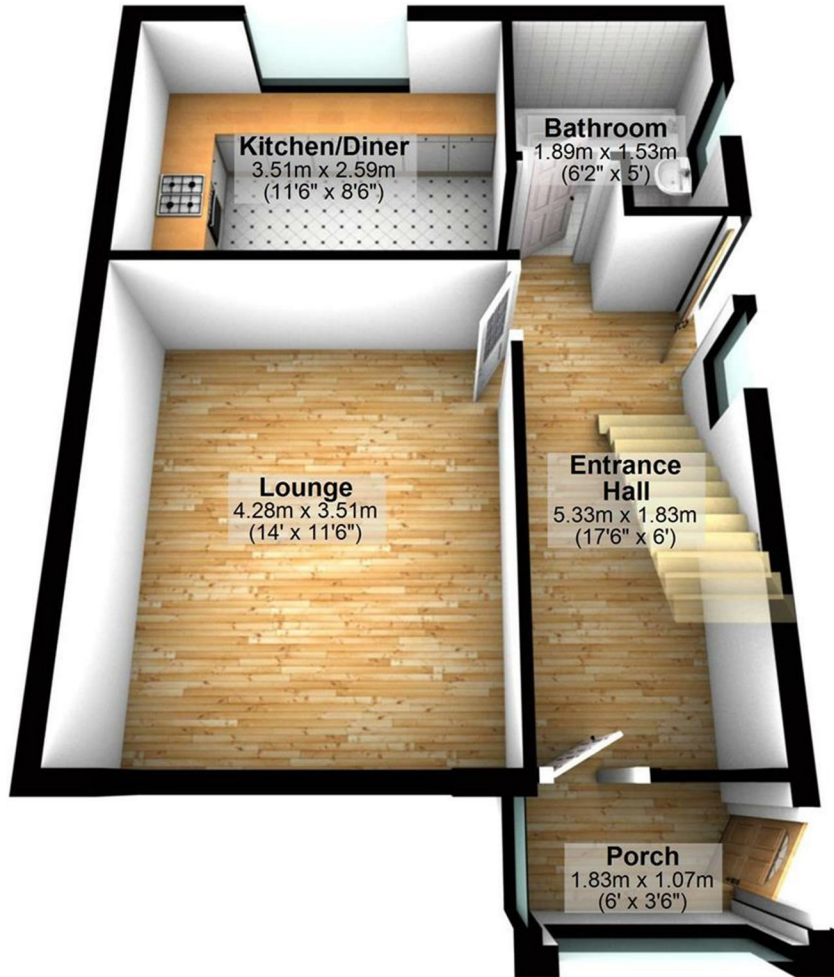
## **Tenants Printed Name.**

Print Name(s):

## **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

