



Property Consultants

Linking people to properties



Nappsbury Road, Leagrave, Luton, Bedfordshire LU4 9AL

£1,000 Per Month

A spacious & well presented 3 bedroom semi detached Bungalow located in a cul-de-sac and ideally positioned for a commuter. Accommodation Comprising: Entrance porch to hall, refitted kitchen/diner, good size lounge, inner hall leading to 3 bedrooms, refitted family bathroom, front & rear gardens, ample off road parking for 3/4 vehicles to the side. Benefits include: Double glazing, gas central heating. Available straight away as unfurnished.

dg Property Consultants - Residential Sale - Lettings & Management

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Ground Floor

Porch

Double glazed sliding patio door to porch. Upvc double glazed door to entrance hall.

Entrance Hall

Vinyl flooring, sliding door kitchen, door lounge, built in cupboard.

Fitted Kitchen / Diner

15'6" x 6'0" (4.72m x 1.83m)



Refitted 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, fitted electric oven, four ring halogen hob, uPVC double glazed window to side, uPVC double glazed window to front, single radiator, vinyl flooring, double power point(s), panelled ceiling, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to side of property and rear garden.

View of Kitchen / Diner



View of Kitchen / Diner



Lounge

18'6" x 13'7" (5.65m x 4.15m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), three wall lights with two ceiling spotlights, living flame effect gas set in feature surround, door to inner hall.

Inner Hallway

Fitted carpet, access to loft space, doors to all bedrooms & bathroom. large built in storage cupboard.

Bedroom 1

14'8" x 10'4" (4.46m x 3.15m)



UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, power point(s).

View of Bedroom 1



Bedroom 2

10'10" x 12'0" (3.31m x 3.66m)



UPVC double glazed window to rear, fitted double wardrobe(s), dressing table and vanity mirror, single radiator, fitted carpet, power point(s).

Bedroom 3

8'0" x 8'8" (2.44m x 2.64m)



UPVC double glazed window to side, single radiator, fitted carpet, power point(s), storage cupboard.

Family Bathroom



Recently refitted with three piece suite comprising panelled bath, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, heated towel rail, window to side, vinyl flooring, timber panelled ceiling.

View of Family Bathroom



Outside

Front Garden

Rear & Side Garden



View of Side Area



Off Road Parking

Ample off road parking to front & side for approx 4/5 vehicles.

Tenancy Administration Fees

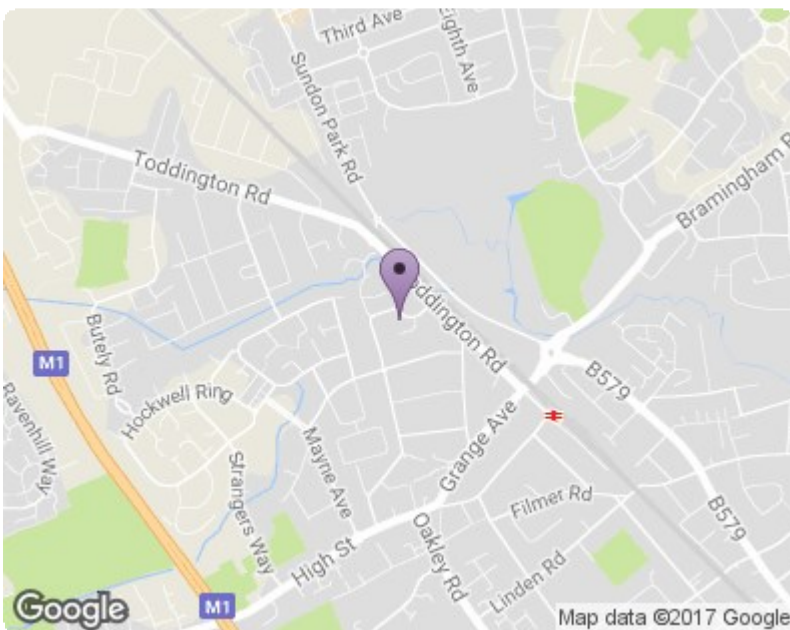
dg Property Consultants standard Tenancy agency fees are as follows. All fees are inclusive of vat at 20% Tenants Immigration & ID Verification Check - £15 per person - paid & carried out prior to tenancy application. Tenancy & Reference Fees are charged at - £300 per property. Additional tenants above 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.

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



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	86

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	84