



Property Consultants

Linking people to properties



£1,095 PCM
Park Street
Amphill, Bedfordshire MK45 2LR

A superbly presented End of Terrace property, located in the sought after North Bedfordshire Georgian Town of Amphill. Available as of the 2nd of October as unfurnished. This spacious property offers accommodation over 3 floors, comprising: Ground Floor. Entrance into living room, separate dining room, fully re-fitted kitchen, 1st Floor. 2 good size bedrooms, family bathroom. 2nd floor (loft area). 3 bedroom. small frontage and rear courtyard garden. Benefits include: Double glazing, gas central heating.

Superbly Presented
3 Bedrooms Terrace
2 Reception Rooms
Dble Glzg & Gas C - H
Modern Fitted Kitchen
Courtyard Rear Garden
Available 2nd October 2017
Modern Family Bathroom
Popular Georgian Market Town
Unfurnished

GROUND FLOOR

ENTRANCE

Entrance door into lounge.

LOUNGE

14'2" x 10'0"

Replacement PVCu double glazed window to front with curtains pole & blinds, single radiator, wall spot lights, 2 x shelves, solid oak flooring, telephone point(s), TV point(s), double power point(s), coved ceiling with brick, doorway opening to dining room.

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



VIEW OF LOUNGE

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DINING ROOM

14'2" x 9'6"

Replacement PVCu double glazed window to side with curtain, double radiator, solid oak flooring, double power point(s), coved ceiling with recessed ceiling spotlights, built-in storage cupboard, central stairs to first floor landing, doorway opening to kitchen.

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VIEW OF DINING ROOM

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FITTED KITCHEN

11'0" x 7'0"

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, integrated dishwasher, plumbing for automatic washing machine (clean), electric oven (Clean), four ring gas hob (clean) with extractor hood over (clean), replacement PVCu double glazed window to rear with blind, replacement PVCu double glazed window to side with blind, solid oak flooring, ceiling lights, metal kitchen shelf, double power point (s), wall mounted combination boiler serving heating system and domestic hot water with heating timer control, half glazed door to garden with curtain.



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VIEW OF KITCHEN

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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.



VIEW OF EXTRACTOR

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



VIEW OF FRIDGE FREEZER

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



VIEW OF WASHING MACHINE

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



VIEW OF SINK

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



VIEW OF DISHWASHER

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



FIRST FLOOR

LANDING

Fitted carpet with recessed ceiling spotlights, doors to bedroom 1, 2 and bathroom, carpeted stairs to second floor loft room / 3rd bedroom.

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BEDROOM 1

14'2" x 10'0"

Replacement PVCu double glazed window to front with curtain poles & blind, exposed floorboards, TV point(s), double power point(s), coved ceiling.

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VIEW OF BEDROOM 1

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BEDROOM 2

10'0" x 7'0"

Replacement PVCu double glazed sash window to rear with curtain, fitted carpet, double power point(s).

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VIEW OF BEDROOM 2

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FAMILY BATHROOM

Three piece suite comprising panelled bath with independent shower over and glass screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome heated towel rail, replacement PVCu double glazed window to side with curtain & blind.

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VIEW OF BATHROOM

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SECOND FLOOR

BEDROOM 3 / LOFT ROOM

13'6" x 12'11"

Double glazed velux window to rear with curtain, single radiator, fitted carpet, TV point(s), double power point(s), double doors to loft storage space.

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VIEW BEDROOM 3 / LOFT ROOM

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LOFT STORAGE SPACE

13'6" x 7'0"

Loft storage space.

OUTSIDE

FRONT GARDEN

Raised front border with mature flowers & shrubs. Side access to rear garden.

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



REAR COURTYARD GARDEN

Courtyard rear garden: Enclosed by fence & wall, steps up to timber decking area with built in seating area, gated side access to front of property.

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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.

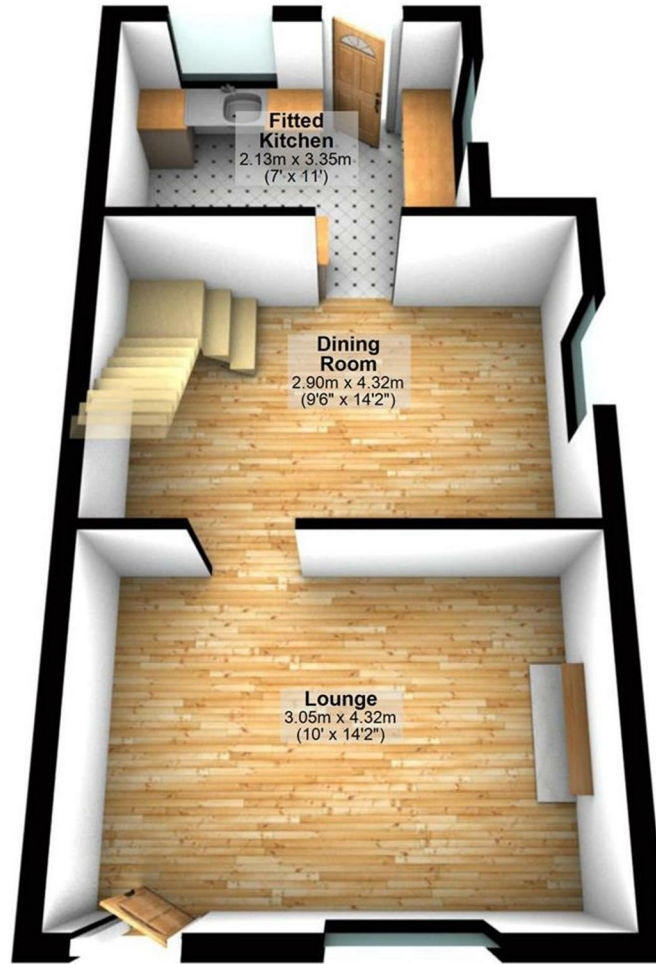
Print Name(s):

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

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 91.7 sq. metres (986.6 sq. feet)

First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Second Floor

Approx. 24.8 sq. metres (266.9 sq. feet)

