

# dg Property Consultants

Linking people to properties



**£995 PCM**  
**Wadhurst Avenue**  
**Luton, Bedfordshire LU3 1UQ**

dg Property Consultants are pleased to be offering for rent this very well presented and spacious 2 bedroom semi detached property, located on the sought after Icknield school catchment area. Available from early April 2018 as unfurnished. Accommodation comprises: Entrance hall, large combined lounge / dining room, fitted kitchen, ground floor family bathroom, 2 double bedrooms, front, side & rear gardens, ample off rd pkg, car port and garden timber cabin. Benefits include: Dble glzg & gas central heating. Viewing is a must!

Large 2 Bedroom Semi Detached  
Spacious Property  
Combined Lounge/Dining Rm  
Fitted Kitchen  
Ground Floor Bathroom  
Double Glazing & Gas C - H  
Ample Of Road Parking  
Available Early March 2018  
Unfurnished  
Sought After Location

## Ground Floor

### Porch

Replacement PVCu double glazed window to front, replacement PVCu double glazed window to rear, laminate flooring, carpeted stairs to first floor landing, PVCu double glazed patio doors, PVCu double glazed entrance door to entrance hall.

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

### Entrance Hall

Double radiator, fitted carpet, telephone point(s), textured ceiling, door, to lounge / dining room, opening to kitchen, built-in under-stairs storage cupboard.

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### Lounge/Dining Room

27'4" max x 11'7"

Replacement PVCu double glazed window to front with cream velvet curtains, nets & pole, replacement PVCu double glazed window to side, two double radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling with two chandelier ceiling lights, living flame effect gas fire set in feature surround, PVCu double glazed patio doors to garden with cream full length velvet curtains.

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## Lounge/Dining Room

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## Fitted Kitchen

12'8" x 9'9"

Fitted with a matching range of base and eye level units with worktop space over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing & space for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven (clean), four ring gas hob (clean) with extractor hood over (clean), replacement PVCu double glazed window to rear, vinyl flooring, double power point(s), coving to textured ceiling with recessed ceiling spotlight, cupboard concealing a wall mounted concealed gas boiler serving heating system and domestic hot water with heating timer control, PVCu double glazed door to side to garden.



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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 Hood**

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.



### **Downstairs Bathroom**

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to side, single radiator, mirror fronted bathroom cupboard, ceiling light with 4 x bulbs, vinyl flooring, airing cupboard.

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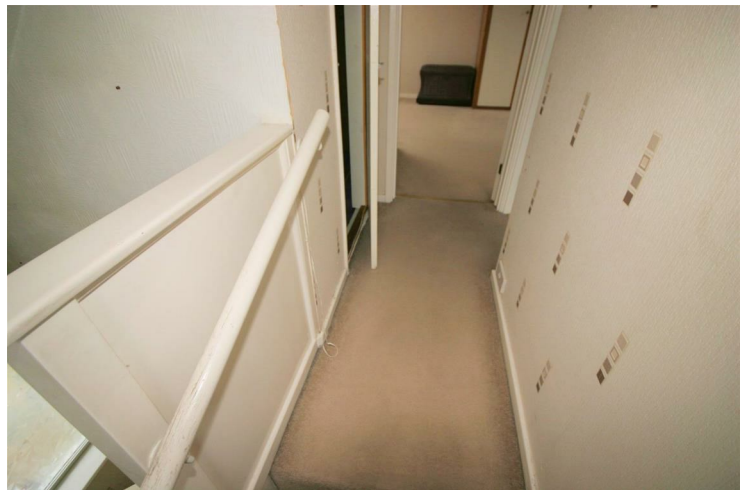


### **First Floor**

#### **Landing**

Double glazed window to side, fitted carpet, power point(s), door to large eave storage cupboard.

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## Bedroom 1

20'5" x 12'6" max

Replacement PVCu double glazed window to front with cream velvet curtains, nets & pole, double glazed velux to rear, double radiator, fitted carpet, TV point, double power point(s) white light shade, two wardrobes.

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## View of Bedroom 1

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## Bedroom 2

9'1" x 8'7"

Double glazed window to side, single radiator, fitted carpet, black light shade, one wardrobe plus a chest of draws, double power point(s), access to loft space, door with access to eave storage space.

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## View of Bedroom 2

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## Eave Storage

Eave storage cupboard. Access from bedroom 2.

## Outside

### Front Garden & Drive

Gravel and concrete driveway to the front leading to side and providing for three to four cars, mature raised ornamental borders with shrub, double woodens gated access to rear and side for vehicular access, plus a car port to the side.

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

### Rear Garden

Enclosed by timber panelled fence to rear and sides, large paved patio, laid to lawn, timber garden shed with power and light connected.

Plus a large insulated timber cabin with with power and light connected.

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



### **View of Rear Garden**

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



### **Carport**

Carport to the side of the property. Left clean, tidy & rubbish free. Should you require larger pictures then these can be emailed on request.

### **View of Carport**

Carport to the side of the property. Left clean, tidy & rubbish free. Should you require larger pictures then these can be emailed on request.

### **Off Road Parking**

Ample of road parking to front & side of property.

### **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**

Tenancy Start Date:

### **Tenants Signature.**

Tenant(s) Signatures:



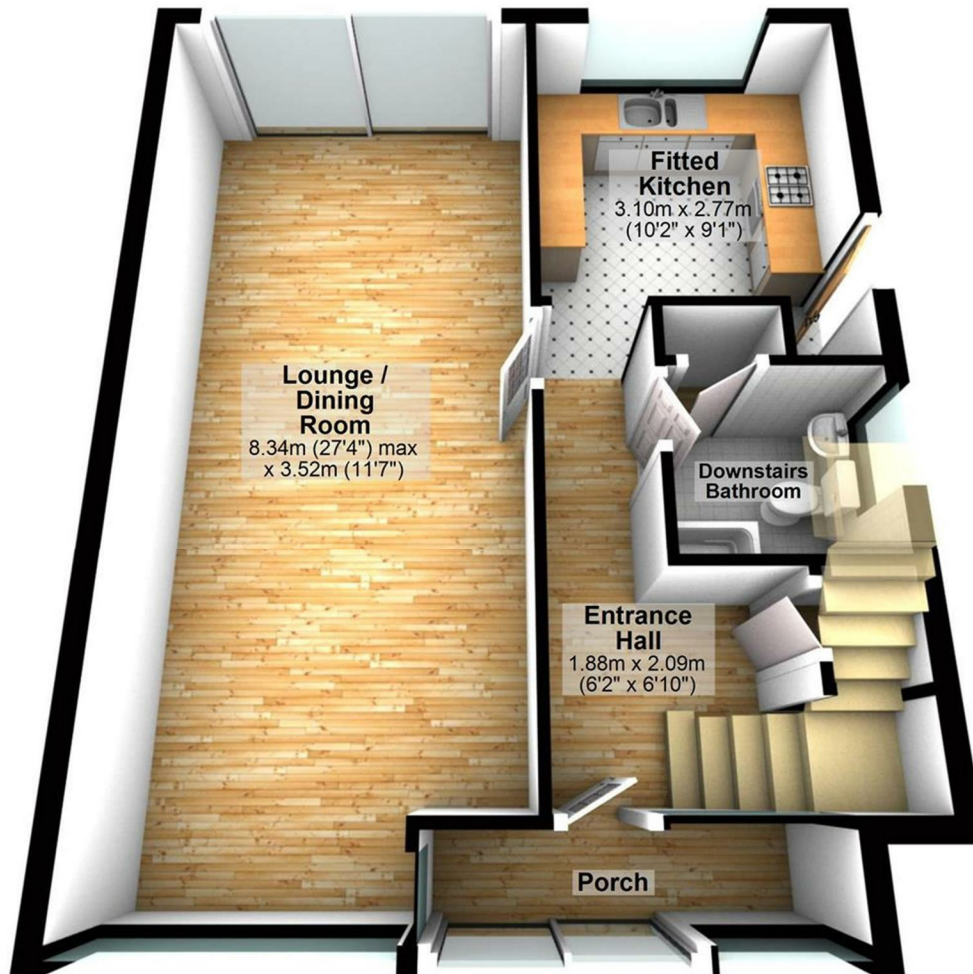
## Tenants Printed Name.

Tenant(s) 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

