



Property Consultants

Linking people to properties



£1,100 PCM
New Bedford Road
Luton, Bedfordshire LU3 2AA

A spacious 3 three bedroom semi detached property, located with in the Icknield school catchment and close to Barnfield & Sixth Form colleges. The property is offered with gas central heating and double glazing. Accommodation comprising: Entrance hall, separate lounge and dining room, galley kitchen, lean to timber conservatory, 3 good size bedrooms and family bathroom with separate Wc, front and rear gardens and ample off road parking. Offered as unfurnished and available straight away.

- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Timber Lean to Conservatory
- Ample Off Road Parking
- Icknield Catchment
- Offered as Unfurnished
- Available Straight Away
- Double Glazing
- Galley Kitchen
- Gas Central Heating

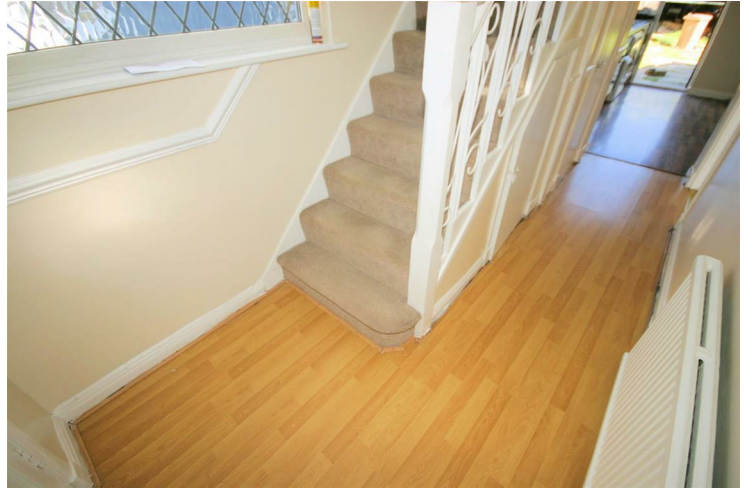
Ground Floor

Entrance Hall

13'8" x 8'4"

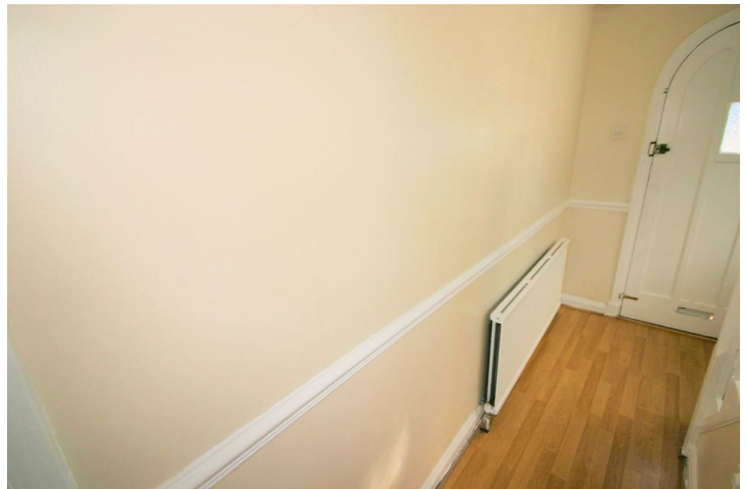
UPVC double glazed window to side, double radiator, laminate flooring, power point(s), stairs, open plan to Kitchen, door to:

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.



View of Entrance Hall

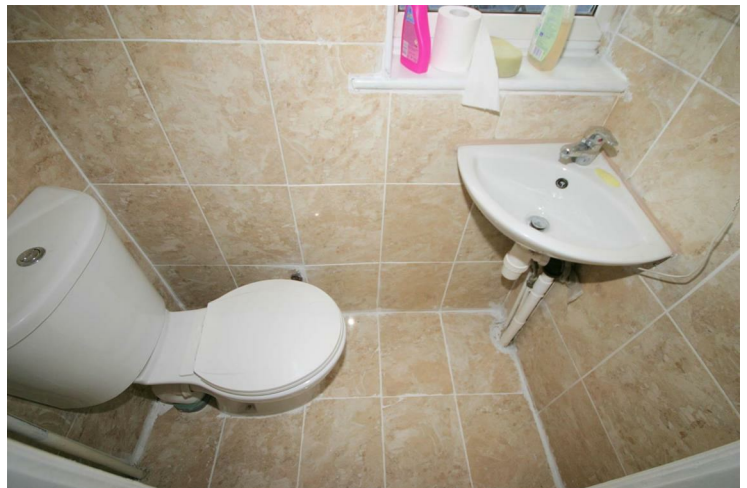
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WC

UPVC double glazed window to side, wash hand basin, tiled splashback, ceramic tiled.

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Lounge

13'8" x 12'4"

Window to front, replacement uPVC double glazed bay window to front, window to side, two double radiators, laminate flooring, power point(s).

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View of Lounge

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Kitchen

11'2" x 6'11"

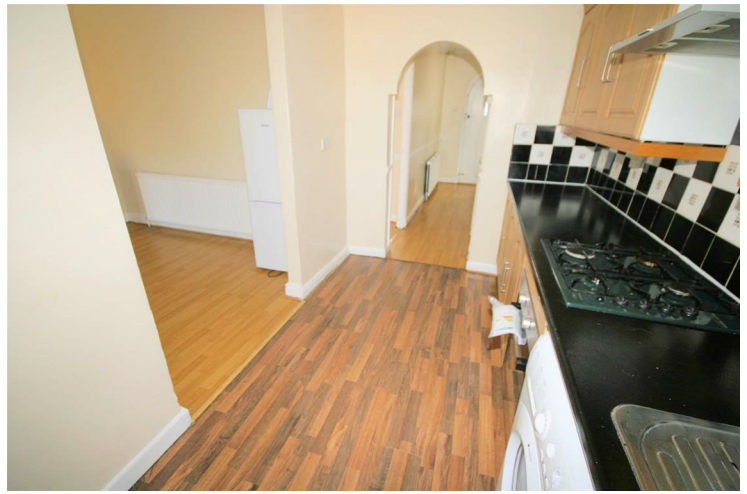
Fitted with a matching range of base and eye level units, stainless steel sink, plumbing for washing machine, space for fridge/freezer, window to rear, laminate flooring, power point(s), door to garden.

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View of Kitchen

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View of Kitchen

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View of Hob

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



View of Extractor Fan

Appliance: Left cleaned. Picture 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 Fridge

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



View of Freezer

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.



Dining Room

8'8" x 11'0"

Single radiator, laminate flooring, power point(s), folding door to conservatory.

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View of Dining Room

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Lean to Wooden Conservatory

Two windows to side, two windows to rear, vinyl flooring, door to garden.

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View of Conservatory

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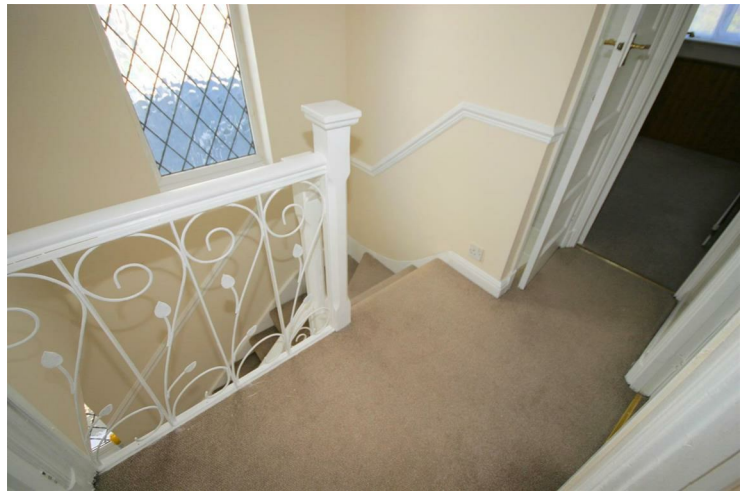


First Floor

Landing

UPVC double glazed window to side.

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View of Landing

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Bedroom 1

15'11" x 12'4"

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

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View of Bedroom 1

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Bedroom 2

12'4" x 12'7"

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

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View of Bedroom 2

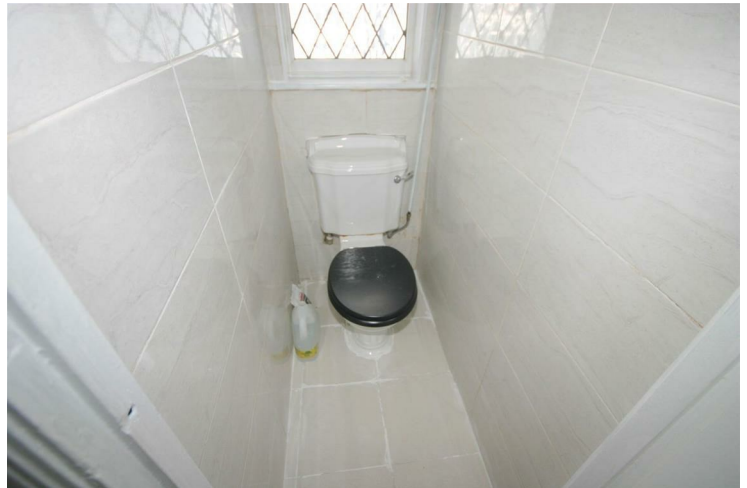
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WC

Window to side, low-level WC.

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Bedroom 3

9'9" x 7'2"

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

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View of Bedroom 3

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Bathroom

Three piece suite comprising panelled bath with power over and glass screen, wash hand basin and low-level WC, tiled splashbacks, window to front, uPVC double glazed window to front to side aspect, vinyl flooring.

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Outside

View of Garden

Neat and tidy as season presents.



Garage

You will NOT be able to use the garage for the duration of the tenancy, as the garage is NOT included.

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.

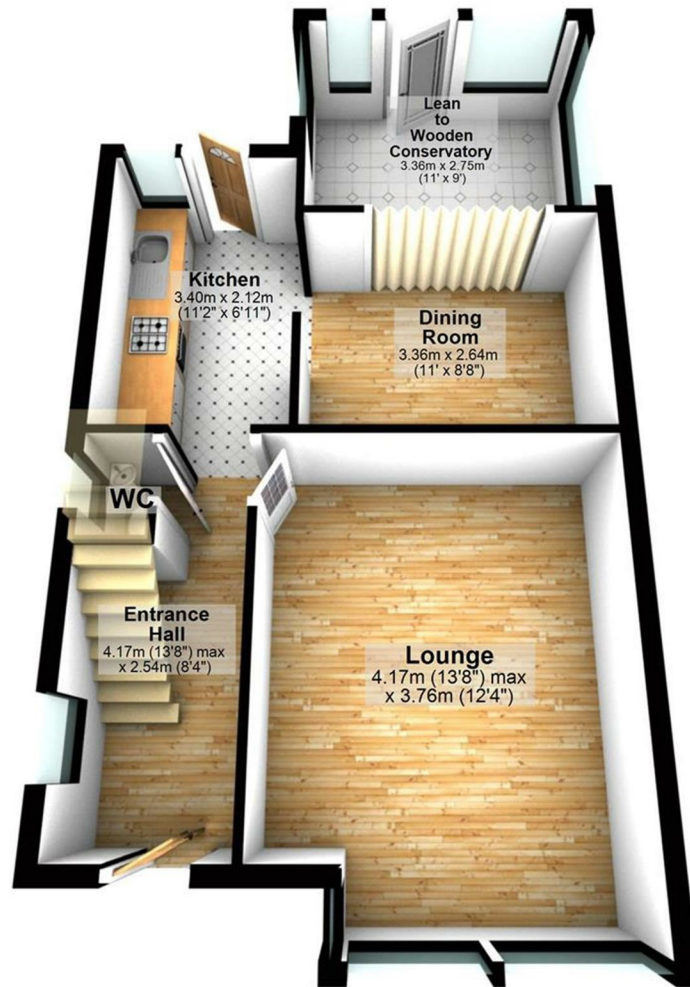
Tenant(s) Name(s):

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



