



# Property Consultants

Linking people to properties



## **Poynters Road, L&D Borders, Luton, Bedfordshire LU4 0LA**

### **£995 Per Month**

Completely redecorated & well presented throughout, this spacious 3 bedroom mid terrace property located on Poynters Road, L&D Borders, Ideal for a hospital workers. Accommodation Comprising: Entrance hall, fitted kitchen with oven & hob, two separate reception rooms lounge and /dining room, 3 good size bedrooms, modern white family bathroom, frontage with off road parking for 2 vehicles plus large rear garden. Benefits include: Double glazing and gas central heating.

Available straight away as unfurnished.

**dg Property Consultants - Residential Sale - Lettings & Management**

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

**Sales:** T: 01582 580500 **E:** sales@dgpropertyconsultants.co.uk **W:** dgpropertyconsultants.co.uk

**Letting:** T: 01582 592700 **E:** lettings@dgpropertyconsultants.co.uk **W:** dgpropertyconsultants.co.uk



## Ground Floor

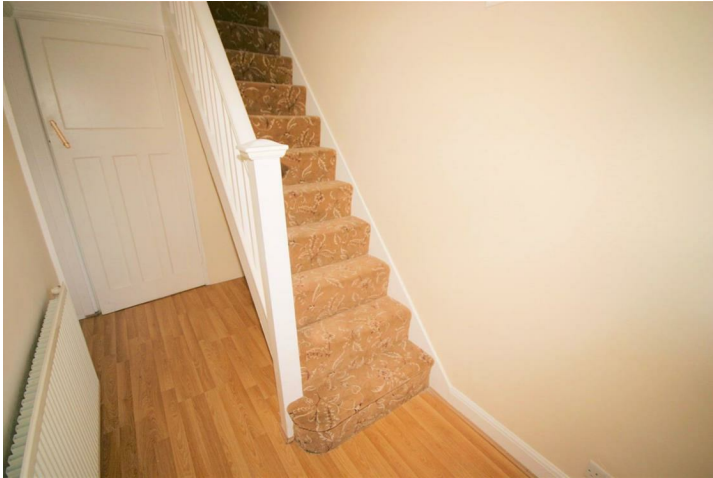
### Entrance Hall



Upve double front entrance door, replacement uPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s), picture rail , gas and electricity meters, door to lounge and kitchen, carpeted stairs to first floor landing,  
Redecorated throughout.

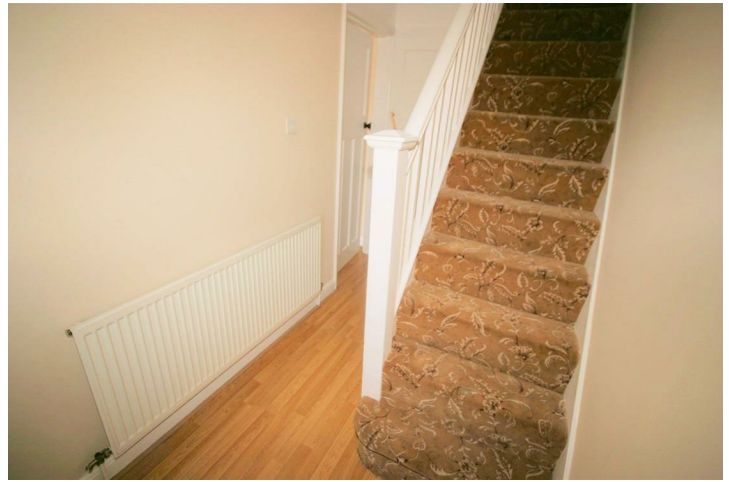
Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.

### View of Entrance Hall



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### View of Entrance Hall



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### Lounge

12'0" x 11'0" (3.66m x 3.35m)



Replacement uPVC double glazed bay window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), picture rail.  
Redecorated throughout.

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### View of Lounge



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### Modern Fitted Kitchen

11'0" x 6'6" (3.35m x 1.98m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, upright fridge/freezer, plumbing and space for automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, ceramic tiled flooring, double power point(s), wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to rear to garden, replacement uPVC double glazed window to rear, door dining room.

Redecorated throughout.

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### View of Kitchen



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### View of Sink



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 Hob



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 Oven



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

#### Dining Room

11'0" x 10'6" (3.35m x 3.20m)



Replacement uPVC double glazed window to rear, double radiator, wooden laminate flooring, double power point(s), picture rail.  
Redecorated throughout.

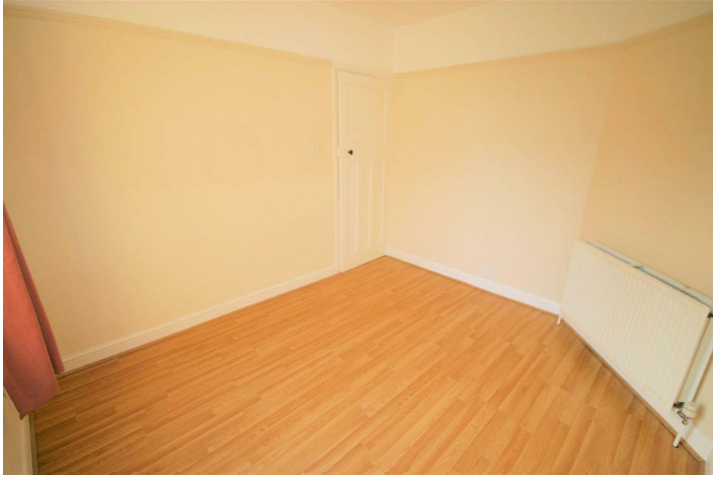
#### View of Fridge



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

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### View of Dining Room



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### First Floor

#### View of Stairs



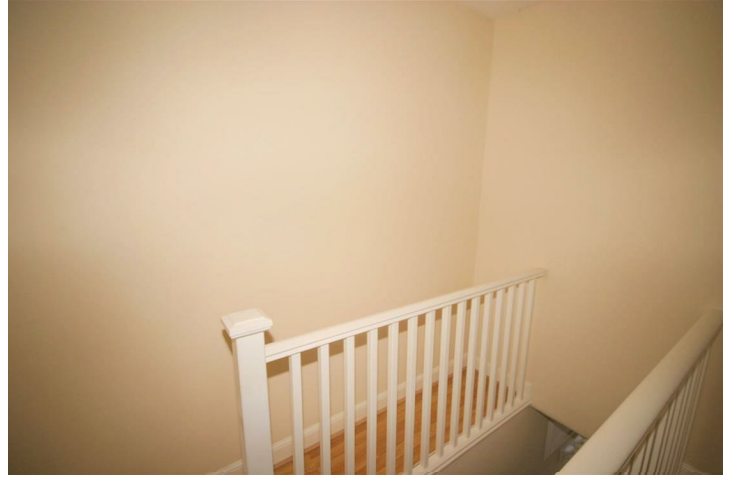
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#### View of Stairs



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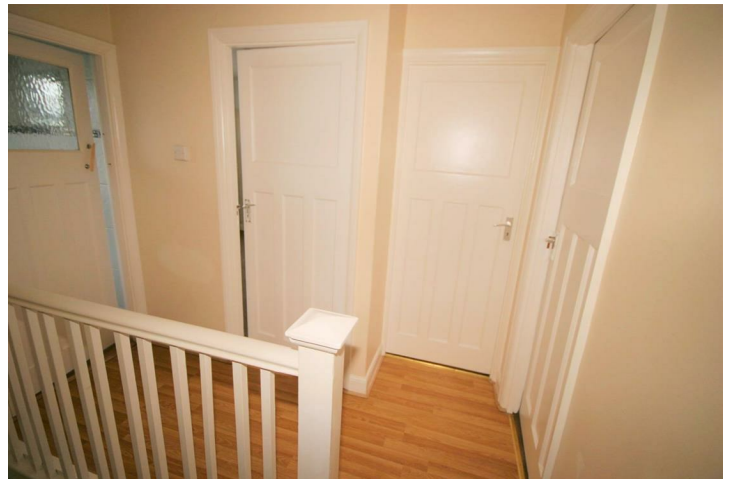
### Landing



Wooden laminate flooring, double power point(s), access to loft space, access to first floor rooms. Redecorated throughout.

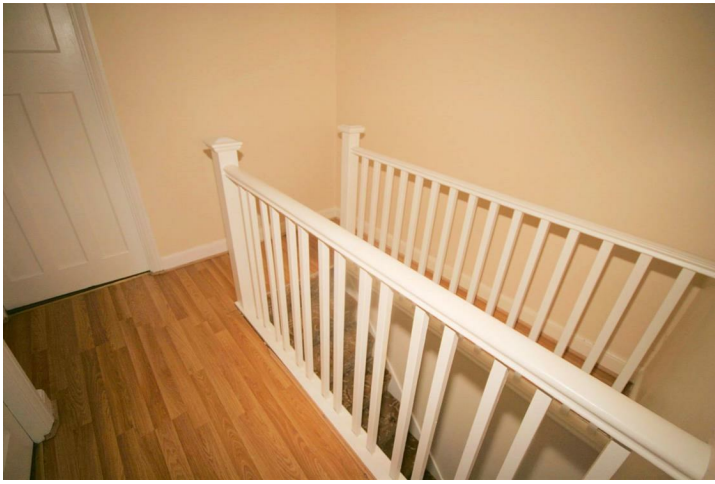
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#### View of Landing



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**View of Landing**



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**Bedroom 1**

11'6" x 11'0" (3.51m x 3.35m)



Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), picture rail. Redecorated throughout.

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**View of Bedroom 1**



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**Bedroom 2**

10'10" x 9'3" (3.31m x 2.82m)



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**View of Bedroom 2**



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**Bedroom 3**

7'9" x 8'10" (2.36m x 2.68m)



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**View of Bedroom 3**



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**Modern Family Bathroom**



A white three piece suite comprising panelled bath with fitted electric shower over, pedestal wash hand basin, low-level WC, full height ceramic tiling to all walls, replacement uPVC frosted glazed window to front, single radiator and vinyl flooring. Redecorated throughout.

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### View of Family Bathroom



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### View of Family Bathroom



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### Outside

### Frontage & Parking

Front drive with off road parking for two vehicles, side access to rear garden.

### Rear Garden



Large rear garden, mainly laid to lawn, garden shed, side access to the front of the property.

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

### View of Garden



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### View of Garden



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### View of Garden



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### 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.

### Keys

2 x Front Door Keys.

1 x Kitchen Door Key to Rear Garden (In Door).

### Agents Notes

As the tenant Mr Mohamed Kazim Pirmohamed T/A Kaz Projects ltd. has informed us he will be changing the internal doors to fire doors. These need to be changed back to the original doors when the tenancy ends.

### Tenancy Date

Tenancy Start Date:

### Tenants Signature.

Tenant(s) Signatures:

### Tenants Printed Name.

Tenant(s) Name(s):

### Tenant(s) Application

Tenant(s) Applications:

Once you have found a suitable property to rent and all has been agreed, you will be required to complete our tenant(s) application form, which need to be completed individually and submitted with supporting documentation as follows.

Photo ID: A valid Passport or ID Card (None UK or EU residences a residence card or valid Visa will be required)

Proof of Residence: A current utility bill.

Employment Details: Employment payment records (payslips or a P60).

Bank Statements: 6 Months bank statements (showing income & regular rental payments).

dg Property Consultants will not be unable to withdraw the property from the market until the completed application along with supporting documentation and the holding deposit has been received.

Right to Rent checks, Credit Checks/Searches and References:

These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

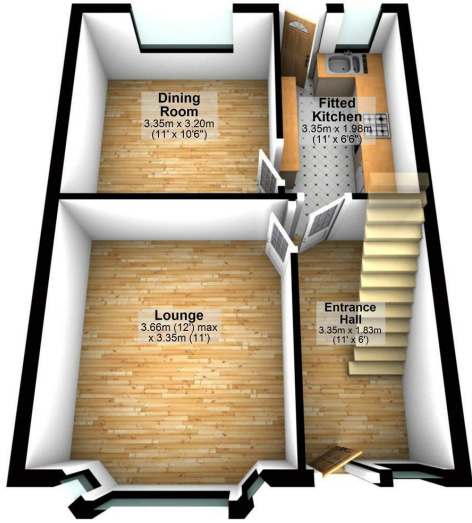
In the event of a Guarantor being required, the same reference procedure above will apply.

Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		88
(81-91) <b>B</b>			
(69-80) <b>C</b>		66	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		88
(81-91) <b>B</b>			
(69-80) <b>C</b>		62	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	