

# dg Property Consultants

Linking people to properties



**£1,100 PCM**  
**Elveden Close, Bushmead**  
**Luton, Bedfordshire LU2 7FF**

An spacious extended 3 bedroom End of Terrace property offered to rent, located on the sought after Bushmead development. Accommodation comprising: Entrance into good size lounge, large combined refitted kitchen/diner, 3 double bedrooms the master (ground floor) with an en-suite shower room, plus 1st floor modern bathroom. Benefits Include: Upvc double glazing, electric heating throughout. Benefits include: Front and good size rear garden, single garage & ample off road parking. Available straight away as unfurnished. Viewing is a must!!!

- Corner Plot
- Good Size Lounge
- Large refitted Kitchen / Diner
- Single Garage
- Ample Off Road Parking
- Electric Heating
- Double Glazed
- Available & Unfurnished
- En-Suite Shower + Bathroom
- 3 Double Bedrooms

## Ground Floor

### Entrance

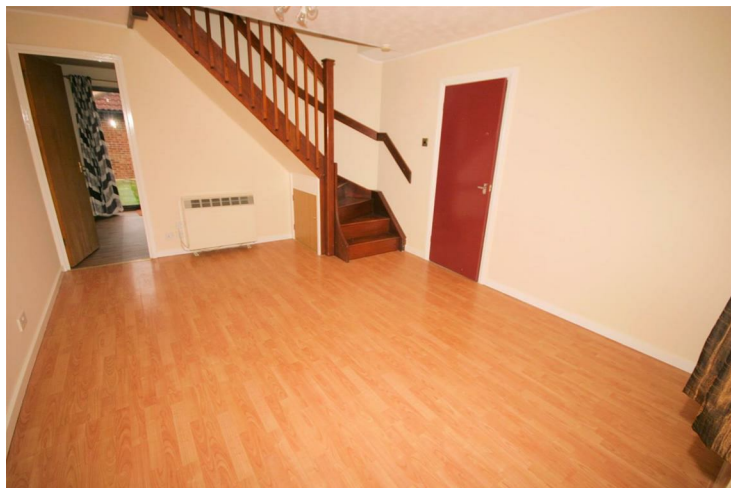
Wooden entrance door into lounge.

### Lounge

15'6" x 12'0"

Upvc double glazed window to front, two electric storage heaters, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, storage cupboard with fuse box and electricity meter, stairs to first floor landing, door kitchen/diner.

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



### View of Lounge

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### Kitchen/Diner

9'2" x 12'0"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, space for a fridge/freezer automatic washing machine, built-in eye level electric oven, four ring electric hob with extractor hood over, Upvc double glazed window to rear, electric storage heater, vinyl flooring, double power point(s), textured ceiling, double glazed patio doors to garden.

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### **View of Kitchen/Diner**

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### **View of Hob**

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



### **View of Oven**

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





### **View of Sink**

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



### **View of Extractor**

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



### **Bedroom 1 (Ground Floor)**

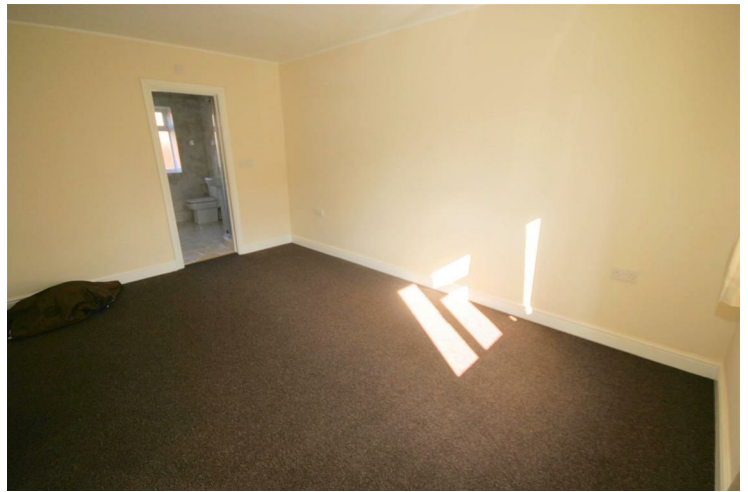
Upvc double glazed window to the front aspect, fitted carpet, power points, wall mounted electric radiator, door to en-suite shower room.

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### **View of Bedroom 1 (Ground Floor)**

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### **En-suite Shower Room**

En-suite shower room. Three piece suite comprising: Fully tiled shower cubical with power mixer shower over and glass screen, pedestal wash hand basin, low level Wc, fully tiled walls, ceramic tiled flooring, Upvc double glazed window to the rear.

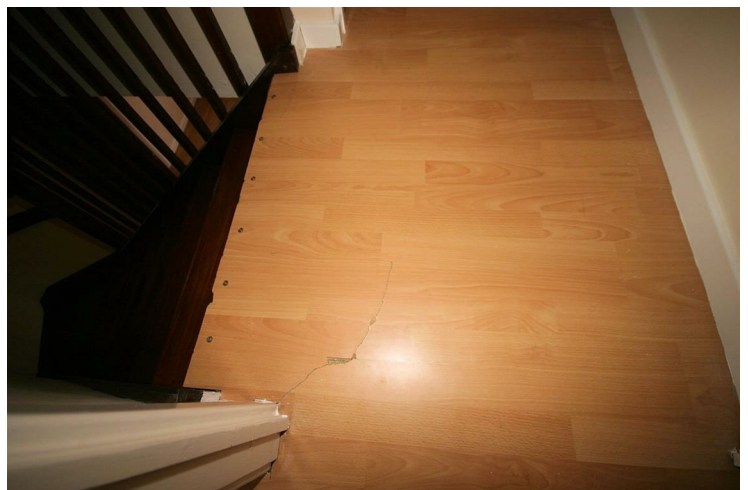
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### **First Floor**

#### **Landing**

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## Bedroom 2

9'2" x 12'0"

Upvc double glazed window to rear, wall mounted electric panel heater, wooden laminate flooring, TV point, double power point(s), textured ceiling.

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## Bedroom 3

8'8" x 12'0"

Upvc double glazed window to front, wall mounted electric panel heater, wooden laminate flooring, double power point(s), textured ceiling.

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## Family Bathroom

Three piece comprising panelled bath with hand shower attachment over and folding glass screen and pedestal wash hand basin, tiled splashbacks, Upvc double glazed window to side, wall mounted electric convection heater, vinyl flooring, textured ceiling, airing cupboard and storage cupboard.

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## Outside



## Front Garden & Drive

Mono block drive offering off road parking, mature shrubs, side gate to rear garden.



## Front Garden

Large corner plot, side & rear garden, mainly laid to lawn, access to front via side gate, access to single garage.

## View of Rear Garden

Left neat and tidy as season presents. On exit of the property the gardens will need to be in a tidy presentable state as presented in the photo.



## View of Rear Garden

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## Detached Single Garage.

Brick built single garage with up & over door, plus personal door to rear garden.



## View of Inside Garage

Left clean, tidy & rubbish free. Should you require larger pictures then these can be emailed on request. On exit of the property the existing items in the garage will need to be remained, nothing else.



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## Keys

- 1 x Front Door Key
- 1 x Patio Door Key plus 1 x threshold lock key
- 1 x Garden Garage Door Key
- 1 x Front Up & Over Door Key
- Prepay Electric Meter Key = £5 credit

## **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.**

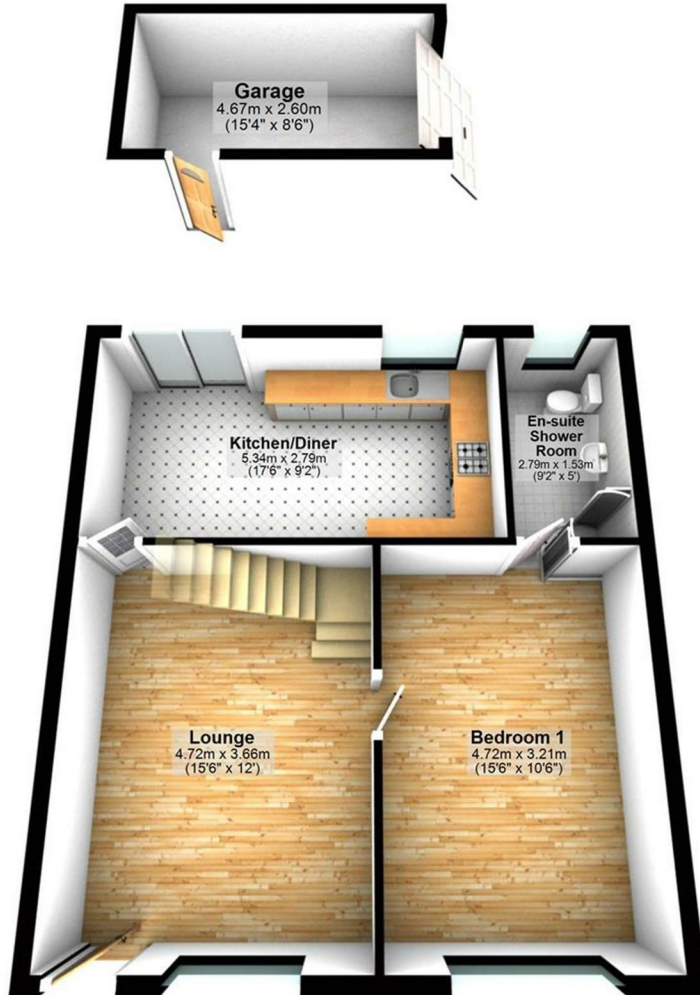
Tenant(s) Name(s):

## **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.



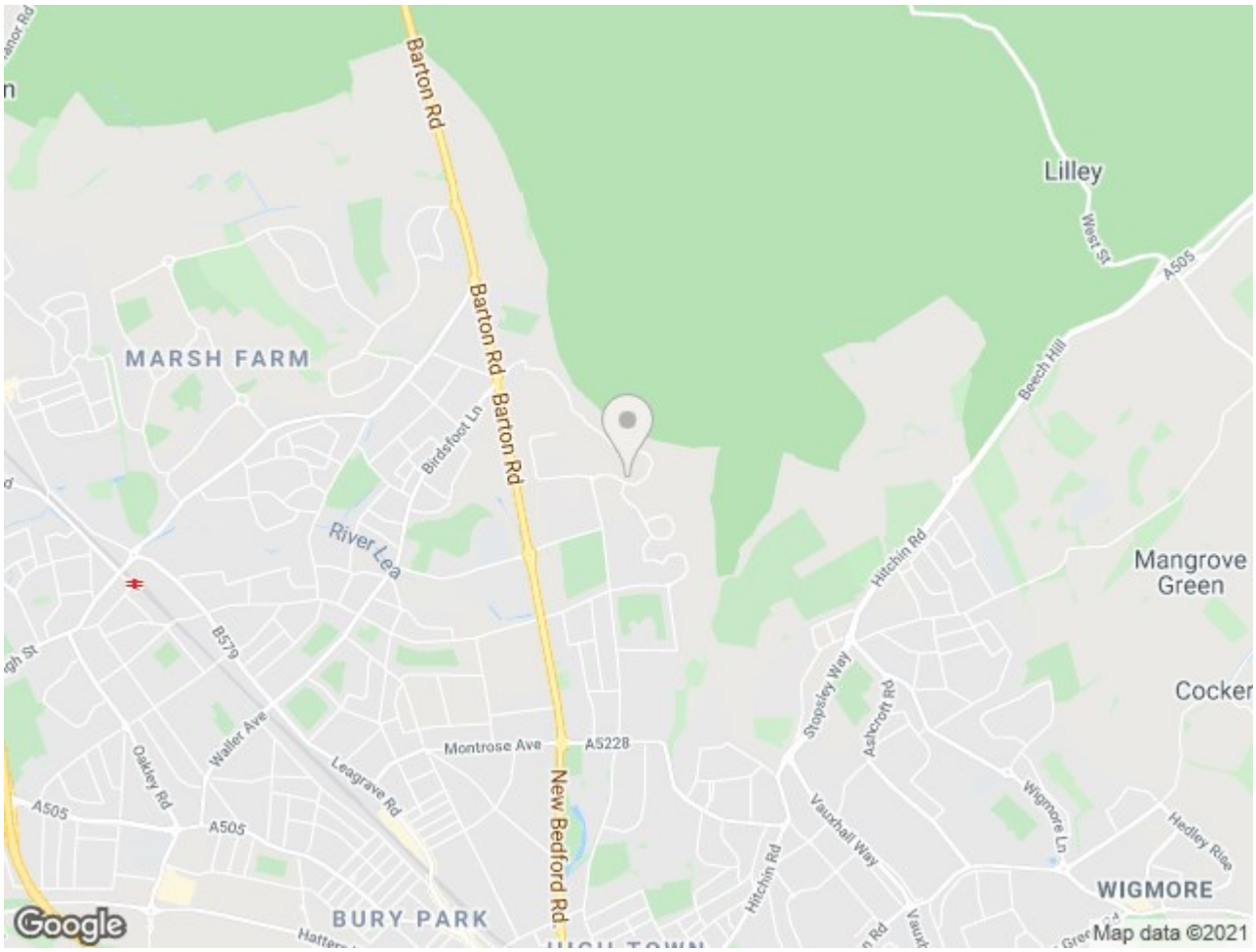
## Ground Floor



## First Floor







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

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