



Property Consultants

Linking people to properties



£1,150 PCM

Thetford Gardens, Bushmead

Luton, Bedfordshire LU2 7FE

SUPERBLY PRESENTED

A spacious 3 bedroom semi-detached property offered to rent, located on the sought after Bushmead development. Accommodation comprising: Entrance hall, downstairs W/C, good size lounge opening through to the diner room, large refitted modern kitchen, 3 good sized bedrooms, modern refitted shower room. Benefits Include: double glazing, gas-central heating throughout. Front and good size rear garden, single garage & ample off road parking. Available straight away as unfurnished. Viewing is a must!!!

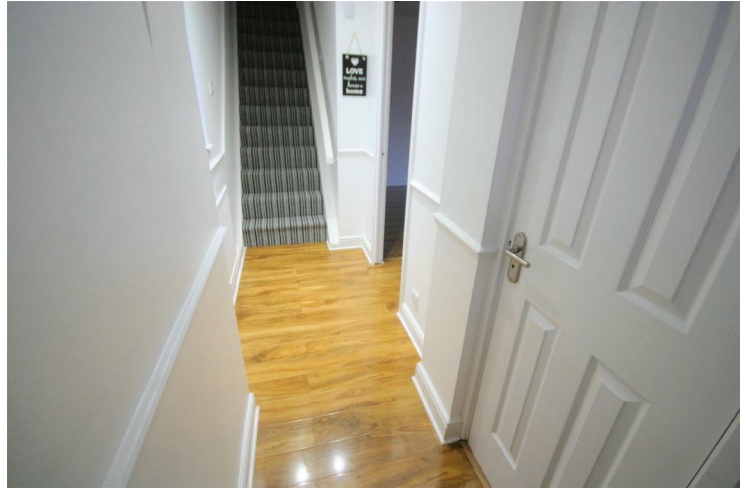
Popular Bushmead Area
3 Good Sized Bedrooms
Modern Kitchen
Double Glazing
Gas Central Heating
Single Garage
Modern Family Bathroom
Unfurnished
Available Straight Away
Off Road Parking

Ground Floor

Entrance Hall

Entrance door, sealed unit double glazed window to side, single radiator, wooden laminate flooring, power point(s), dado rail with recessed ceiling spotlights, carpeted stairs to first floor landing, door to lounge.

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.



Cloakroom

Two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashbacks, single radiator, ceramic tiled flooring.

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Lounge

13'8" x 11'7"

Sealed unit double glazed window to front, single radiator, wooden laminate flooring, telephone point, TV point, telephone point(s), TV point(s), power point(s) with recessed ceiling spotlights, archway opening to dining room, door to built-in under-stairs storage cupboard.

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View of Lounge

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Dining Room

11'7" x 8'0"

Single radiator, wooden laminate flooring, double power point(s) with recessed ceiling spotlights, double glazed patio doors, door, to kitchen.

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View of Dining Room

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Fitted Kitchen

11'7" x 7'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built-in integrated fridge/freezer, plumbing for automatic washing machine, automatic washing machine, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, sealed unit double glazed window to rear, double radiator, wooden laminate flooring, double power point(s) with recessed ceiling spotlights, half glazed door to rear to garden.

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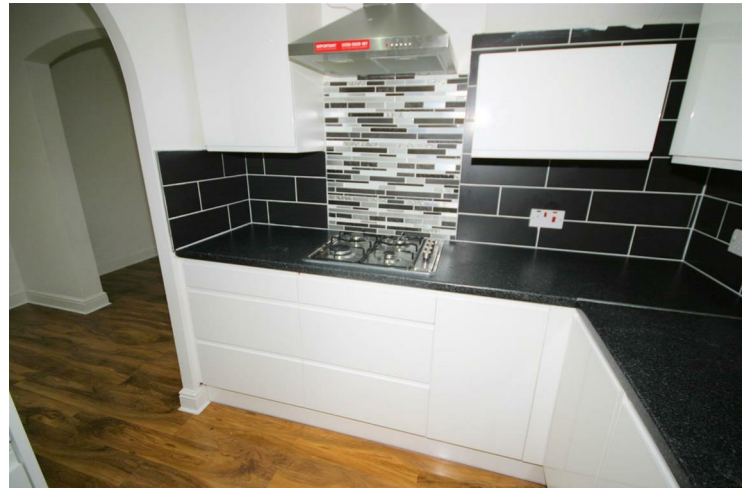
View of Fitted Kitchen

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View of Fitted 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 Grill

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 Dishwasher

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

First Floor

Landing

Sealed unit double glazed window to side, fitted carpet, double power point(s), dado rail with recessed ceiling spotlights, access to loft space, door to airing cupboard. 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 Stairs

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.



Bedroom 1

13'0" x 9'0"

Sealed unit double glazed window to front, fitted wardrobe(s), single radiator, wooden laminate flooring, double power point(s) with recessed ceiling spotlights. 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 Bedroom 1

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Bedroom 2

12'6" x 9'0"

Sealed unit double glazed window to rear, fitted wardrobe(s) with full-length mirrored sliding doors, single radiator, wooden laminate flooring, double power point(s). 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 Bedroom 2

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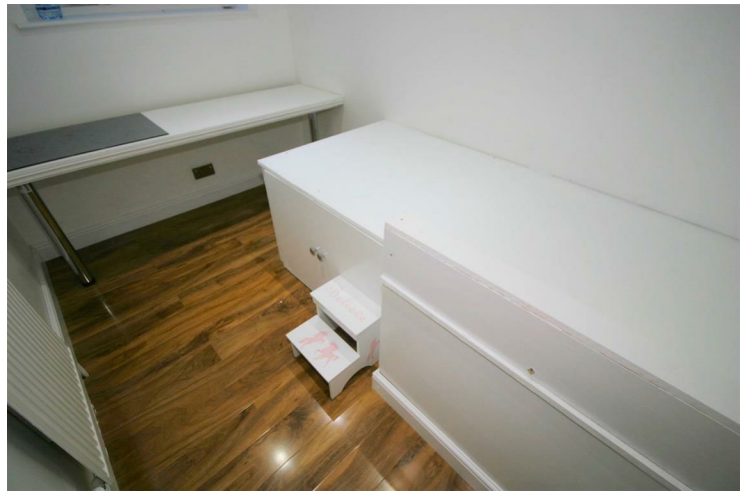


Bedroom 3

10'0" x 6'4"

Sealed unit double glazed window to front, single radiator, wooden laminate flooring, power point(s), door to built-in storage cupboard.

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Family Shower Room

6'9" x 6'4"

Three piece comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, sealed unit double glazed window to rear, ceramic tiled flooring, coved ceiling with recessed ceiling spotlights.

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Outside

Front Garden

Front drive with off road parking for 2 vehicles, front lawn with side shrubs.

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



Rear Garden

Paved patio, laid to lawn, mature shrubs, access to front via garage.

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



View of Rear Garden

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



Single Garage

Attached brick built garage with up & over door, power and lighting,, personal door to rear garden.

Gardens, Garage: Left neat and tidy. Should you require larger pictures then these can be emailed on request.



View of Garage

Gardens, Garage: Left neat and tidy. Should you require larger pictures then these can be emailed on request.



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):

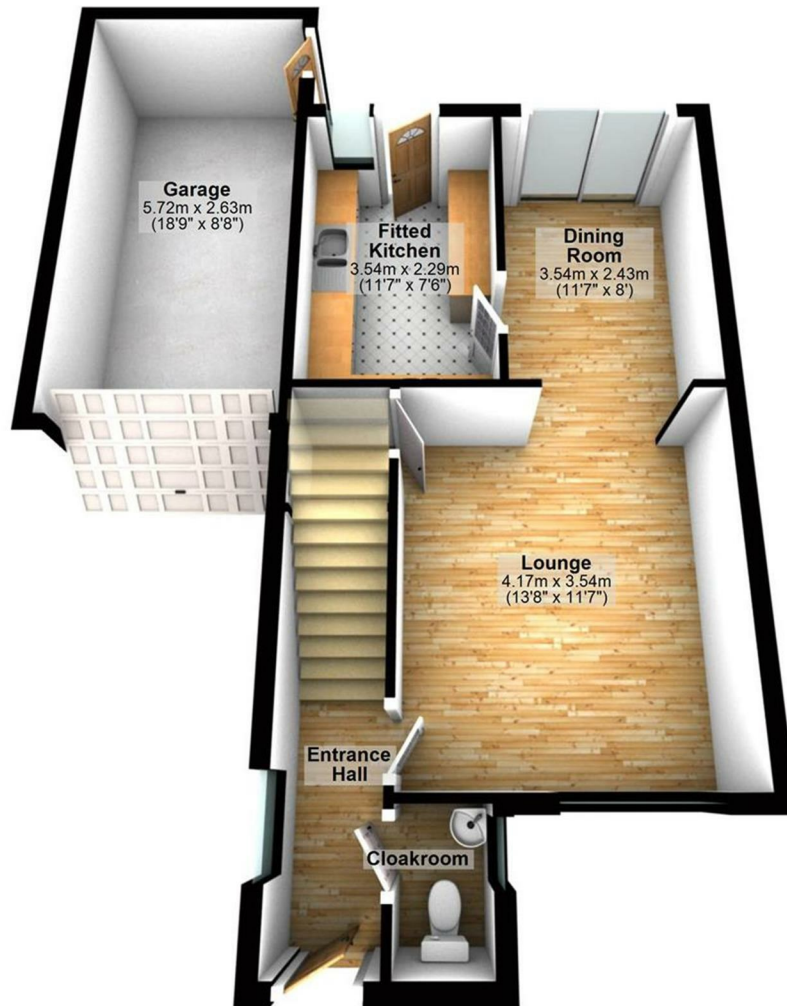
Tenancy Administration Fees

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.

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

