



DG
Property
Consultants
Estd. 2000



£1,195 Per Month
Oliver Street
Ampthill, Bedfordshire MK45 2SA

Must be Viewed - Spacious & Superbly Presented !!!
A 2 bedroom Terrace property located in the popular Georgian Market Town of Ampthill. Well presented and sought after location. Accommodation comprises: Entrance directly into a combined lounge/dining room, good size fitted kitchen, 1st floor family bathroom, 2 double bedrooms, courtyard rear garden, on road side parking. Benefiting from: Redecorated, Double glazing & gas central-heating.
Available straight away as unfurnished.

- 2 Bedroom Terrace
- Combined Lounge & Dining Room
- Fitted Kitchen
- Double Glazing
- Gas Central Heating
- 2 Double Bedrooms
- 1st Floor Bathroom
- Courtyard Garden
- Highly Sought After Location
- Available Straight Away



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Ground Floor

Combined Lounge / Diner

10'6" x 11'2"

Half glazed entrance door into lounge, replacement uPVC double glazed window to front, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, feature fireplace, archway opening dining room.

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 / Diner

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View of Lounge / Diner

7'6" x 11'2"

Wooden laminate flooring, double power point(s), textured ceiling, stairs to first floor, opening kitchen.

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View of Lounge / Diner

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Fitted Kitchen

10'6" x 11'2"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, automatic washing machine and tumble dryer, fitted electric oven plus a four ring electric hob with extractor hood over, replacement uPVC double glazed window to rear, single radiator, vinyl flooring, double power point(s), textured ceiling with fluorescent strip light, uPVC double glazed door to courtyard garden.

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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

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.



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View of Fridge/Freezer

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

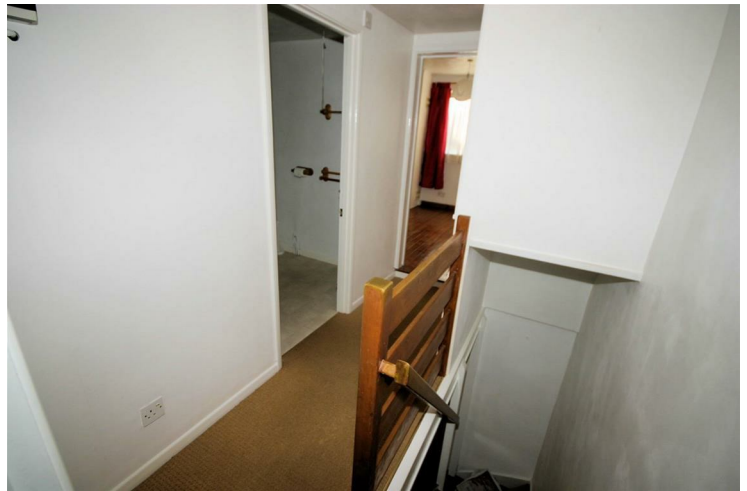


First Floor

Landing

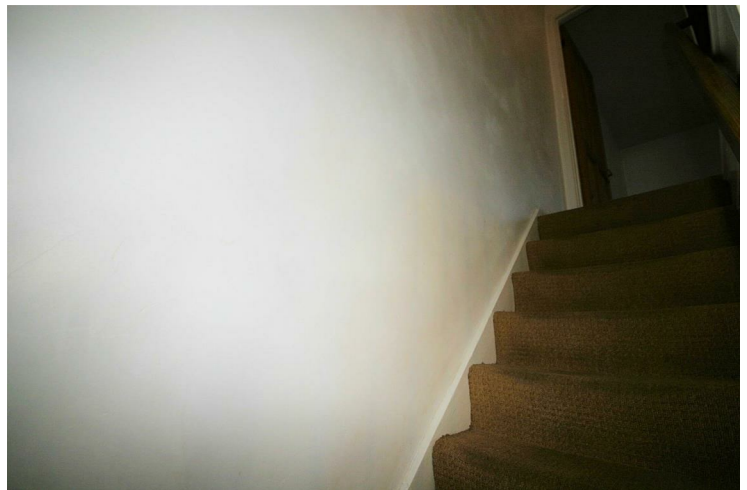
Fitted carpet, textured ceiling, access to loft space, double doors to airing cupboard, housing hot water tank (run off economy 7 timer + immersion), access to bedrooms & first floor bathroom.

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View of Stairs

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Bedroom 1

9'6" x 11'6"

Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), textured ceiling.

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Bedroom 2

10'6" x 11'6"

Replacement uPVC double glazed window to rear, single radiator, floorboards exposed wooden, double power point(s), textured ceiling, wall mounted concealed in cupboard gas boiler serving heating system with heating timer control.

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Family Bathroom

Three piece suite comprising: Panelled bath with electric shower over with shower curtain and splash back tiling, pedestal wash hand basin, low level Wc, extractor fan, pine wall mounted mirrored medicine cabinet, single radiator, vinyl flooring, textured ceiling.

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View of Bathroom

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Outside

Courtyard Rear Garden

Courtyard rear garden, enclosed by timber fence, paved, side access gate (with right of way over neighbors garden) to front of property.

Left neat and tidy as season presents.



View of Rear Garden

Left neat and tidy as season presents.



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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.

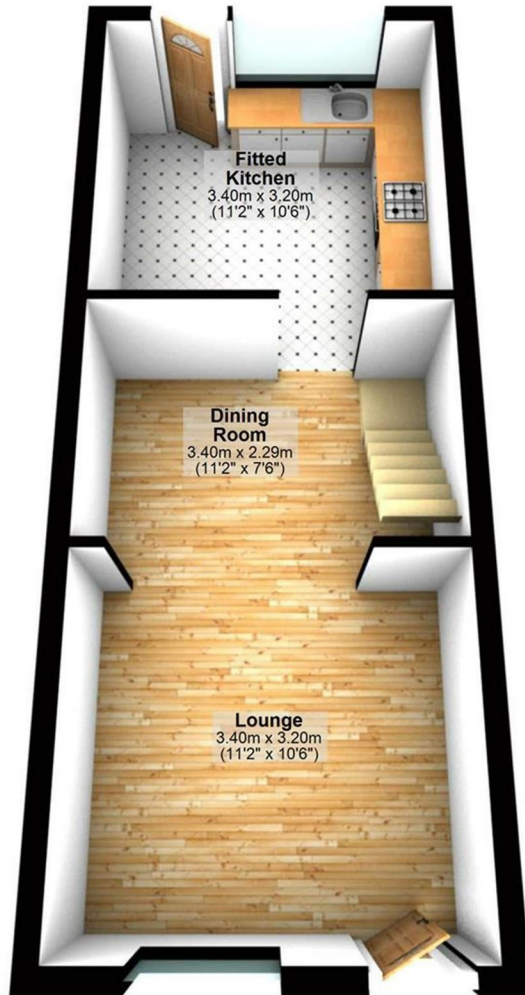


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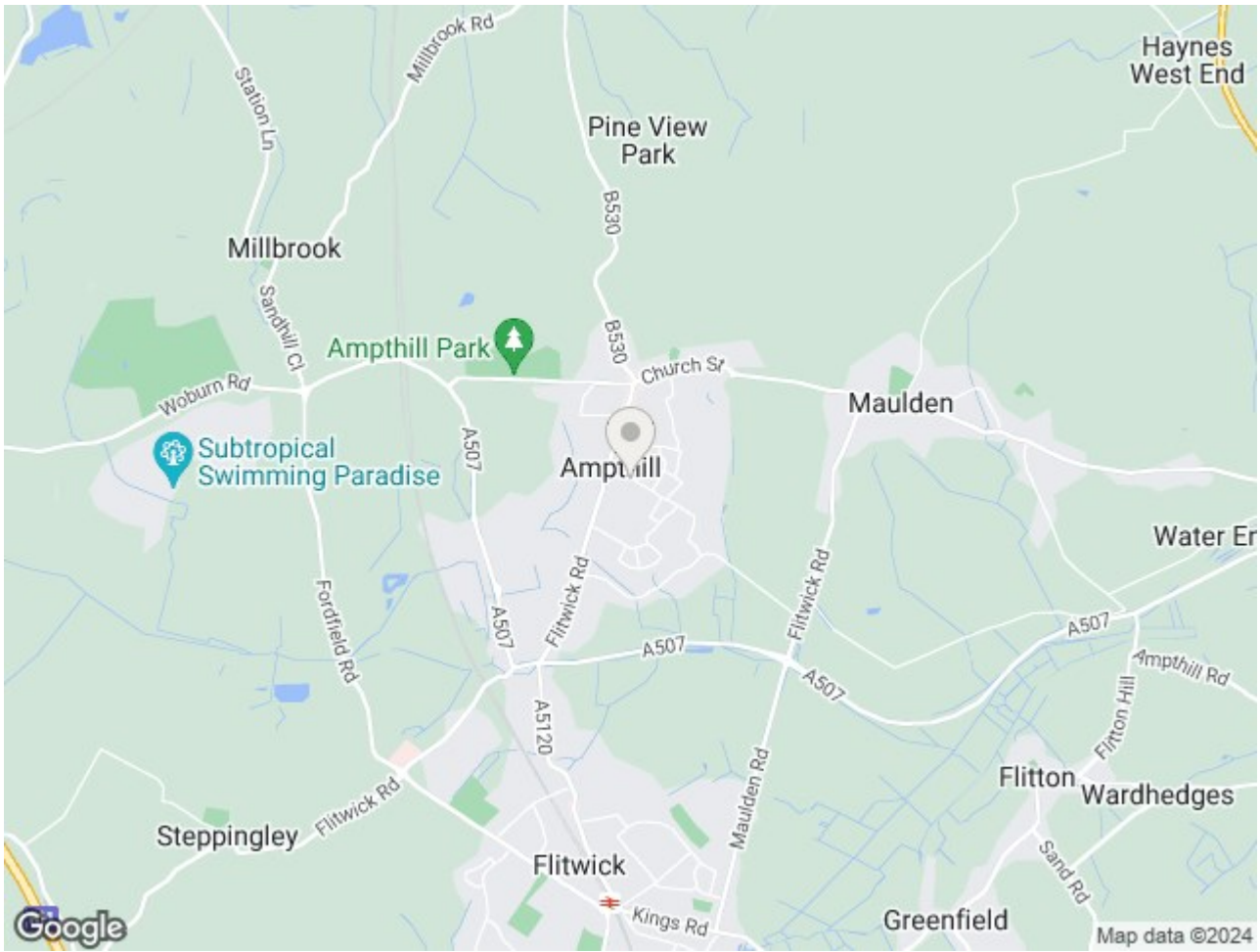
First Floor



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