



Property Consultants

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£1,295 PCM

Stockingstone Road, Round Green

Luton, Bedfordshire LU2 7ND

dg Property Consultants A superbly presented and refurbished and spacious 3 bedroom extended semi detached property located in sought after Round Green area of Luton, ideally positioned for a commuter. Accommodation Comprising: Entrance hall, large refitted kitchen, good size lounge and separate dining room, conservatory, 3 large bedrooms, refitted family shower room, frontage with off road parking & large rear garden. Benefits include: Double glazing, gas central heating. Available as unfurnished.

Immaculate Property
Two Reception + Conservatory
Large Refitted Kitchen
Refitted Shower Room
3 Large Bedrooms
Off Road Parking
Ideal For A Commuter
Unfurnished
Double Glazing & Gas C-H
Available End of January 2019

dg Property Consultants - Residential Sale - Lettings & Management

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Ground Floor

Entrance Hall

Entrance door, replacement uPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s), built-in under-stairs storage cupboard with fuse box and electricity meter, carpeted stairs to first floor landing, door dining room, to living room, door to kitchen, door to cloakroom.

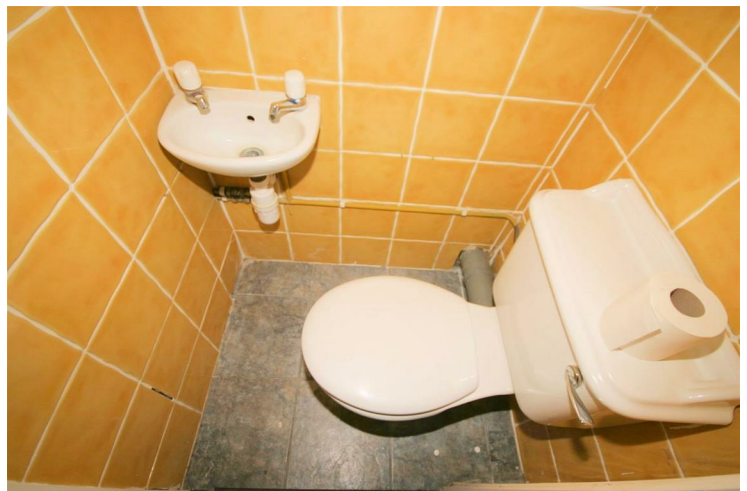
Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Cloakroom

Two piece suite comprising, wash hand basin and low-level WC, half height ceramic tiling to all walls, ceramic tiled flooring, textured ceiling, Upvc double glazed window to side.

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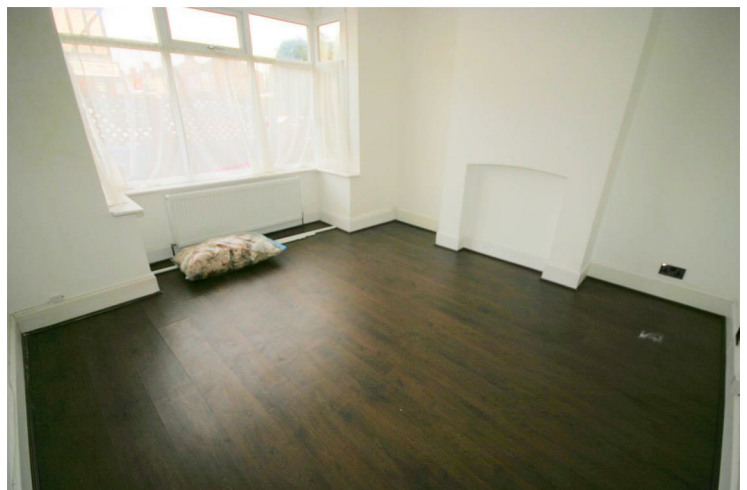


Dining Room

11'2" x 12'6"

Replacement uPVC double glazed box bay window to front, double radiator, wooden laminate flooring, cable TV point(s), double power point(s).

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View of Dining Room

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Living Room

20'6" x 11'0"

Extended Living room, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, uPVC double glazed patio doors conservatory.

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View of Living Room

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Fitted Kitchen

17'2" x 7'6"

Refitted 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, under counter fridge (cleaned), plumbing & space for automatic washing machine, new range gas cooker (cleaned), replacement uPVC double glazed window to side, replacement uPVC double glazed window to rear, double radiator, 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 conservatory.



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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 Hob

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



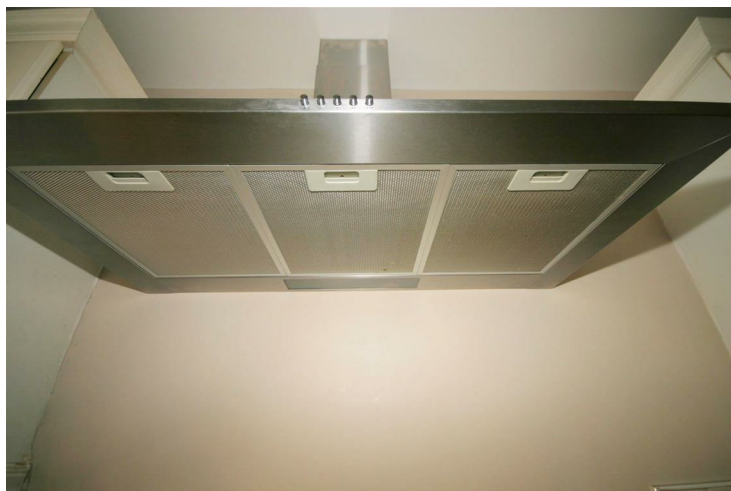
View of Oven

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



View of Extractor

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.



UPVC Conservatory

Half brick and uPVC double glazed construction with uPVC double glazed windows and double glazed polycarbonate roof, ceramic tiled flooring, double power point(s), double doors to rear aspect, door side aspect.

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View of Conservatory

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Landing

Replacement uPVC double glazed window to side, fitted carpet, access to loft space, doors to all first floor rooms.

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Bedroom 1

11'6" x 12'6"

Replacement uPVC double box bay window to front, double radiator, fitted carpet, double power point(s).

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View of Bedroom 1

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Bedroom 2

12'6" x 10'4"

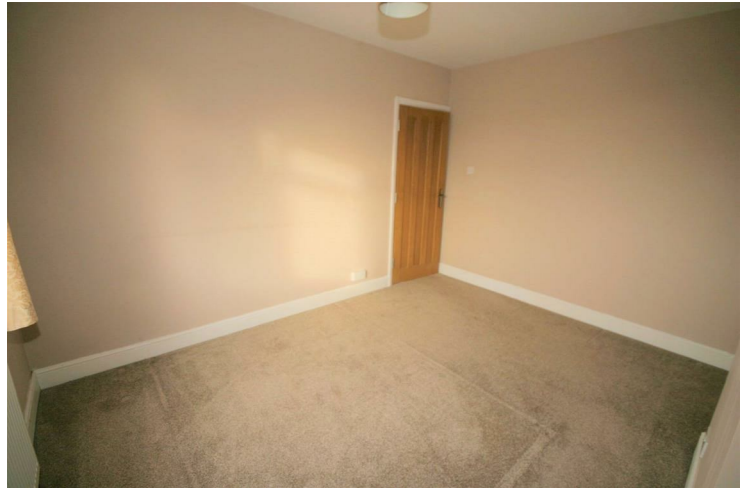
Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

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View of Bedroom 2

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Bedroom 3

9'1" x 8'1"

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

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View of Bedroom 3

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Family Shower Room

Three piece suite with recessed tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboard draw under, full height ceramic tiling to all walls, low-level, heated towel rail, extractor fan, replacement uPVC obscure double glazed window to front, ceramic tiled flooring, panelled ceiling with recessed ceiling spotlights.

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View of Shower

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Outside

Front Garden

Front fence, graveled & drive to front gates leading to side of property.



Rear Garden

Enclosed by fencing, patio area, laid to lawn. Garden Shed being left by previous tenants for the landlord.

Left neat and tidy as season presents.



View of Rear Garden

Left neat and tidy as season presents.



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):

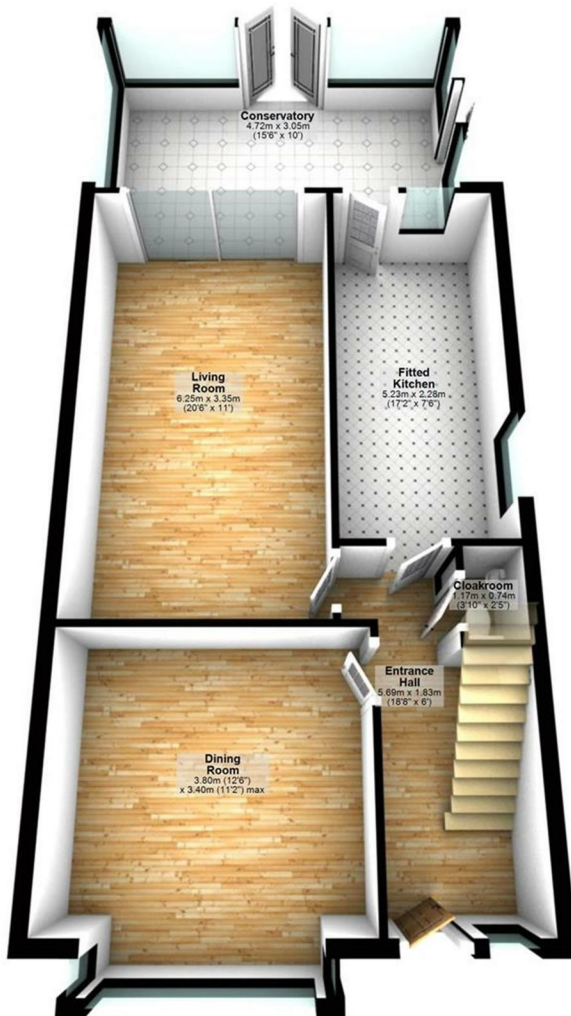
Tenancy Administration Fees

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



