



Property Consultants

Linking people to properties



Muirfield, Bushmead, Luton, Bedfordshire LU2 7SB

£1,100 PCM

dg Property Consultants A very well presented 3 Bedroom semi detached property, located on the popular Bushmead development in Luton. This good size semi detached property offers accommodation comprising: Entrance hall, cloakroom, lounge & separate dining area, fitted kitchen with appliances & oven & hob & fridge/freezer, 3 bedrooms and modern family bathroom, off road parking, private rear garden and single garage. Benefits include: Double glazing & gas c-h.

Available from 01st September 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



Entrance Door, single radiator, fitted carpet, power point(s), textured ceiling, carpeted stairs to first floor landing, door lounge, door to cloakroom.

Cloakroom



UPVC double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, single radiator, fitted carpet, textured ceiling.

Lounge

13'6" x 12'9" (4.11m x 3.88m)

UPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), four wall lights, coving to textured ceiling, archway leading to dining area.

View of Lounge



View of Lounge



Dining Room

9'5" x 8'6" (2.88m x 2.60m)



Double radiator, wooden laminate flooring, double power point(s), coving to textured ceiling, built-in under-stairs storage cupboard, double glazed patio doors to garden, door to kitchen.

View of Dining Room



Fitted Kitchen

9'5" x 7'6" (2.88m x 2.28m)



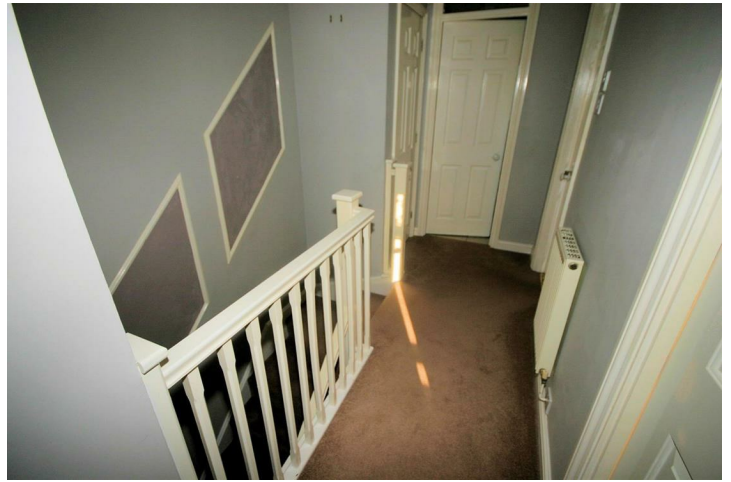
Fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, Appliances: fridge/freezer, built-in electric oven, five ring gas hob with extractor hood over, plumbing space for automatic washing machine, uPVC double glazed window to rear, single radiator, ceramic tiled flooring, double power point(s), textured ceiling with fluorescent strip, concealed wall mounted gas boiler with heating timer control.

View of Kitchen



First Floor

Landing



Fitted carpet, double power point(s), textured ceiling, airing cupboard.

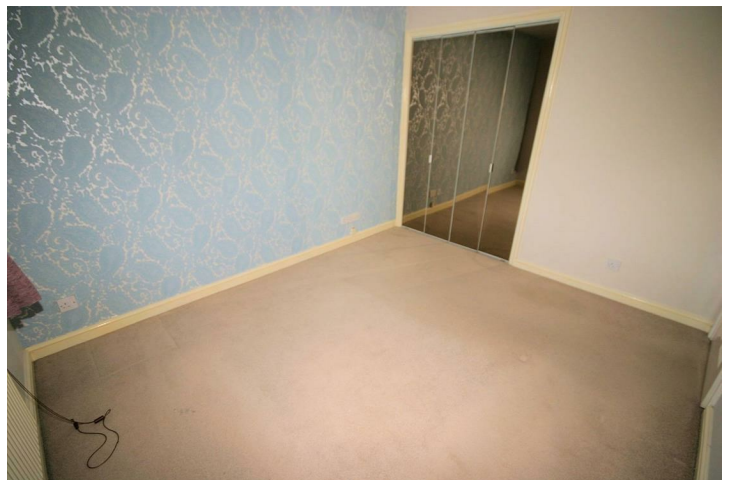
Bedroom 1

10'11" x 9'6" (3.32m x 2.90m)



UPVC double glazed window to rear, built-in double wardrobe(s) with full-length mirrored folding doors, single radiator, fitted carpet, textured ceiling.

View of Bedroom 1



Bedroom 2

10'10" x 9'6" (3.30m x 2.90m)



UPVC double glazed window to front, built-in double wardrobe(s) with full-length mirrored folding door, single radiator, fitted carpet, double power point(s), textured ceiling.

View of Bedroom 2



Bedroom 3

10'0" x 6'6" (3.05m x 1.98m)



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

View of Bedroom 3



Family Bathroom



Three piece suite comprising panelled bath with hand shower attachment over, vanity wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC double glazed window to rear, ceramic tiled flooring, textured ceiling.

View of Bathroom



Outside

Front Garden

Laid to lawn, front drive leading to garage. Access through the garage to the rear garden.

Rear Garden



Enclosed by fencing, patio area, laid to lawn, mature shrubs, personal door to garage, access through garage to front of the property.

Single Garage

17'6" x 8'6" (5.33m x 2.59m)

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

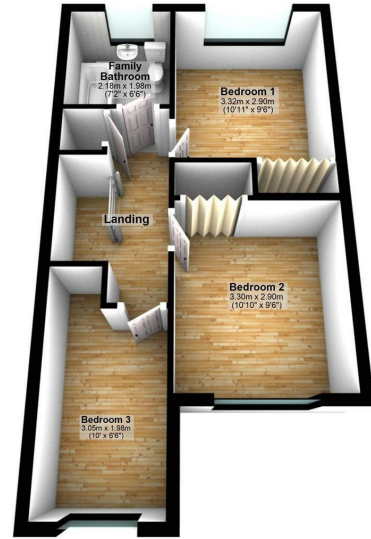
MISDESCRIPTIONS ACT - dg property consultants for

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) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |