



DG
Property
Consultants
Estd. 2000



£1,100 PCM
Oliver Street
Ampthill, Bedfordshire MK45 2SA

Must be Viewed - Spacious & Superbly Presented !!!
This 2 bedroom Terraced cottage style 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.

Terraced Cottage
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 all has been redecorated with in the last 12 months. The pictures illustrates. 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 Extractor Fan

Appliances & Sink: Left thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Hob

Appliances & Sink: Left thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Oven

Appliances & Sink: Left thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



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View of Fridge / Freezer

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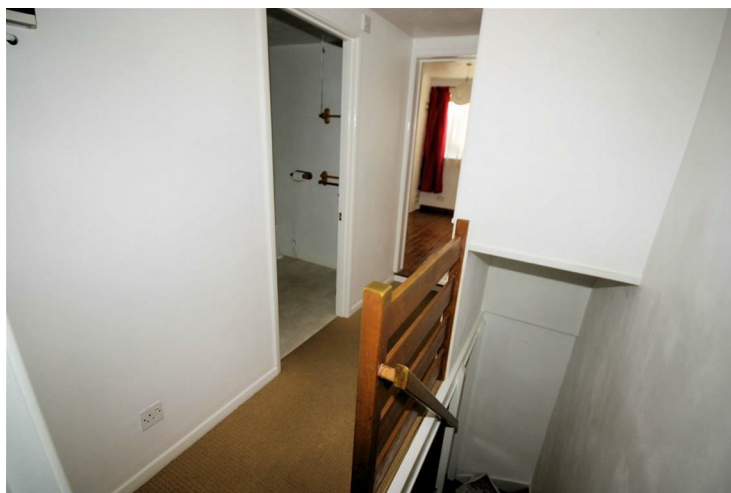


First Floor

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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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



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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.

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



View of Rear Garden

Garden: Left neat and tidy as season presents. 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):



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.

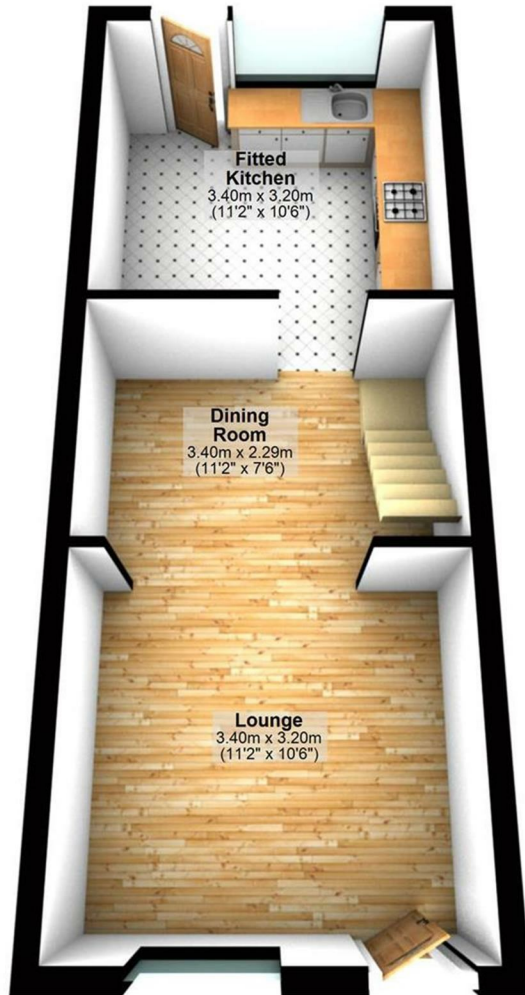


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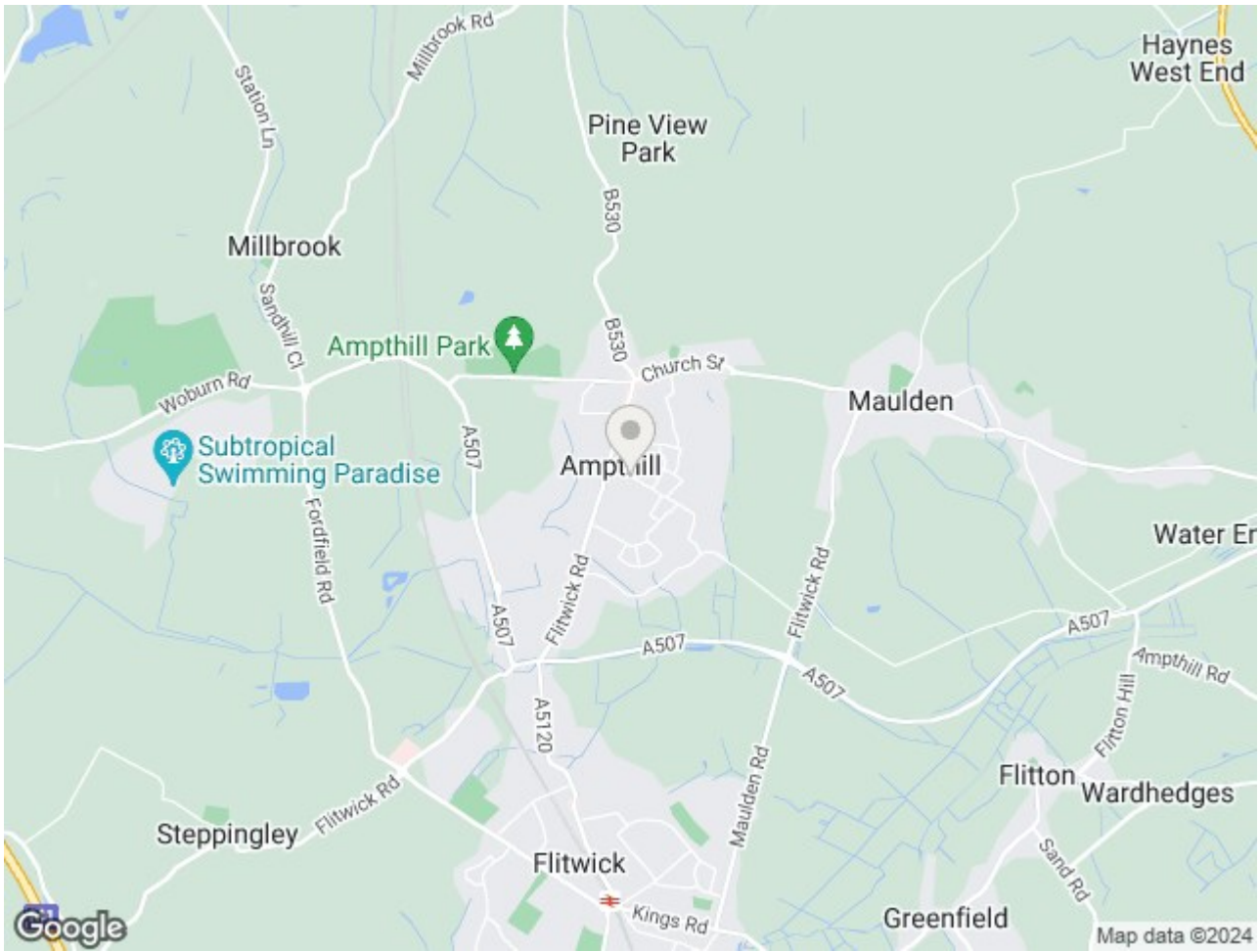
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