



Property Consultants

Linking people to properties



£1,150 PCM

Charlwood Road, L&D Borders

Luton, Bedfordshire LU4 0BT

dg Property Consultants A well presented modern semi detached property located on the Luton & Dunstable borders, ideal for a hospital working. Available straight away as unfurnished.

Accommodation comprises: Entrance porch to entrance hall. front family room, lounge opening through to the fitted kitchen/dining room, utility area, ground floor shower room, 1st floor, landing, 3 good size bedroom two with fitted wardrobes, 1st floor modern family bathroom, outside, front garden with ample off road parking to the drive, enclosed rear garden and single garage.

Call Team dg to arrange a viewing: 01582 - 580500

Good Size 3 Bedroom Extended Semi
Family Room
Lounge
Kitchen / Dining Room
Ground Floor Shower Room
Utility Area
Ample Off Road Parking
Well Presented
Available Straight Away
1st Floor Family Bathroom

Ground Floor

Porch

uPVC double glazed entrance french double doors, UPVC double glazed window to side, uPVC glazed window to front with a uPVC double glazed entrance door through to the entrance hall,, wooden laminate flooring,
Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



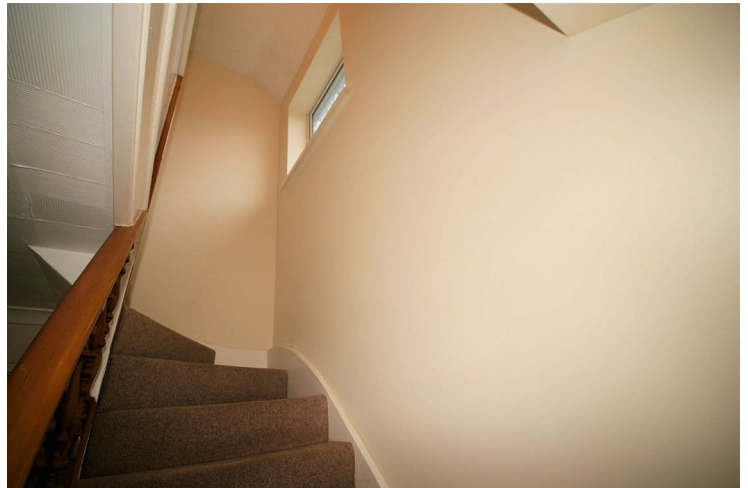
Entrance Hall

Wooden laminate flooring, telephone point(s), double power point(s), coving to textured ceiling, built-in under-stairs storage cupboard with gas and electricity meters, carpeted stairs to first floor landing, door family room, door to ground floor shower room, door, lounge/dining room.
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View of Stairs

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Family Room

11'10" x 11'7"

UPVC double glazed window to front, single radiator, wooden laminate flooring, telephone point(s), cable TV point(s), double power point(s), coving to textured ceiling, built-in storage cupboard.

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View of Family Room



Shower Room

Three piece suite comprising recessed tiled double shower cubicle with electric shower and glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC, extractor fan, uPVC double glazed window to side, single radiator, vinyl flooring, built-in under-stairs storage cupboard.

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View of Shower Room

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Lounge

12'6" x 9'7"

Wooden laminate flooring, TV point(s), double power point(s), coving to textured ceiling, fireplace with feature, archway opening through to the kitchen/Dining room. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Lounge

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Kitchen/Dining Room

7'2" x 18'5"

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 with tiled splashbacks, electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, double power point(s), uPVC double glazed patio doors to rear to garden, archway utility area.

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View of Kitchen/Dining Room

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View of Kitchen/Dining Room

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View of Kitchen/Dining Room

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View of Sink

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 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.



Utility Area

4'1" x 8'6"

Worktop to space, fridge/freezer, plumbing and space for automatic washing machine, freestanding fridge/freezer (there for the tenants to use, but if it breaks down, then they should replace with their own), vinyl flooring, power point(s), wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

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First Floor

Landing

7'4" x 8'6"

UPVC double glazed window to side, fitted carpet, double power point(s), textured ceiling with smoke detector, access to loft space.

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Bedroom 1

12'3" x 11'3"

UPVC double glazed window to rear, fitted wardrobe(s), single radiator, wooden laminate flooring, double power point(s), textured ceiling.

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View of Bedroom 1

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Bedroom 2

11'6" x 10'0"

UPVC double glazed window to front, fitted wardrobe(s), single radiator, wooden laminate flooring, double power point(s), textured ceiling.

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View of Bedroom 2

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Bedroom 3

7'1" x 8'6"

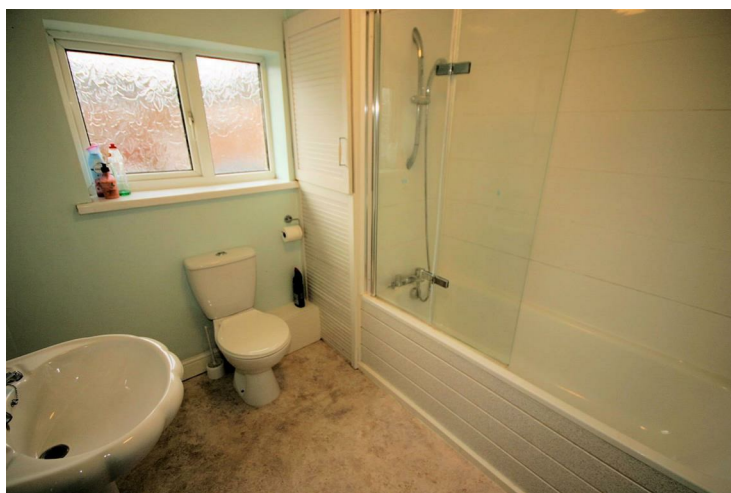
Double glazed window to front, wooden laminate flooring, double power point(s), textured ceiling.

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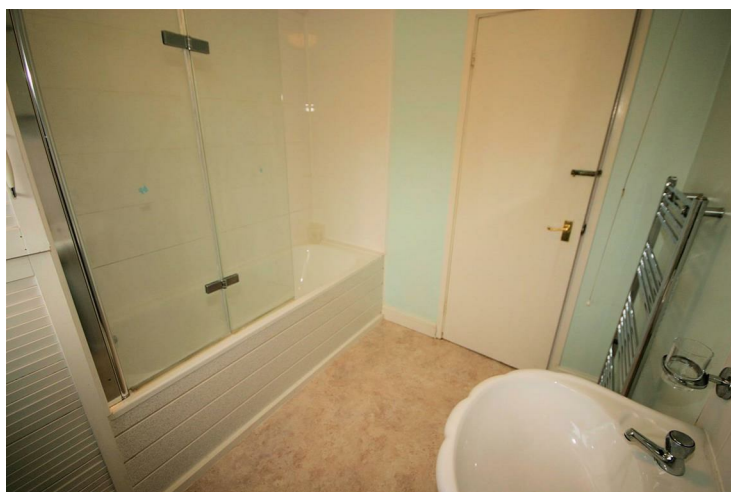
Family Bathroom

Three piece suite comprising panelled bath with hand mixer shower attachment over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, chrome heated towel rail, extractor fan, uPVC double glazed window to rear, vinyl flooring, textured ceiling. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Family Bathroom

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Outside

Front Garden & Parking

Front boundary wall, mono block drive, offering off road parking for 3 cars, access to single garage.

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

Enclosed by fencing, patio area, lawn area, side access to the front via single 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 single garage, two up and over door, allowing vehicle access through to the rear garden.

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



Keys

- 1 x Front Porch Entrance Door Key.
- 1 x Main Inner Entrance Door Key.
- 1 x Patio Door Key
- 1 x Front Garage Up And Over Door Key.
- 1 x Rear Garage Up And Over Door Key.

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.

Ground Floor



First Floor



