



Property Consultants

Linking people to properties



£995 PCM **Park Street** **Amphill, Bedfordshire MK45 2LR**

A superbly presented 3 Bed End of Terrace property, located in the sought after North Bedfordshire Georgian Town of Amphill. Available straight away as unfurnished. This spacious property offers accommodation over 3 floors, comprising: Ground Floor. Entrance into living room, separate dining room, fully re-fitted kitchen, 1st Floor. 2 good size bedrooms, family bathroom. 2nd floor (loft area). 3 bedroom. small frontage and rear courtyard garden. Benefits include: Double glazing, gas central heating.

Superbly Presented
3 Bedrooms Terrace
2 Reception Rooms
Double Glazing & Gas C - H
Modern Fitted Kitchen
Courtyard Rear Garden
Available March 2020
Modern Family Bathroom
Popular Georgian Market Town
Unfurnished

Ground Floor

Entrance

Entrance door into lounge.

Lounge

14'2" x 10'0"

Replacement PVCu double glazed window to front with curtains pole & blinds, single radiator, wall spot lights, 2 x shelves, solid oak flooring, telephone point(s), TV point(s), double power point(s), coved ceiling with brick, doorway opening to dining room.

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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Dining Room

14'2" x 9'6"

Replacement PVCu double glazed window to side with curtain, double radiator, solid oak flooring, double power point(s), coved ceiling with recessed ceiling spotlights, built-in storage cupboard, central stairs to first floor landing, doorway opening to kitchen.

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View of Dining Room

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Fitted Kitchen

11'0" x 7'0"

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, integrated dishwasher, plumbing for automatic washing machine (clean), electric oven (Clean), four ring gas hob (clean) with extractor hood over (clean), replacement PVCu double glazed window to rear with blind, replacement PVCu double glazed window to side with blind, solid oak flooring, ceiling lights, metal kitchen shelf, double power point(s), wall mounted combination boiler serving heating system and domestic hot water with heating timer control, half glazed door to garden with curtain.



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View of Kitchen

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View of Kitchen

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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.



View of Extractor

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 Sink

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First Floor

Landing

Fitted carpet with recessed ceiling spotlights, doors to bedroom 1, 2 and bathroom, carpeted stairs to second floor loft room / 3rd bedroom.

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Bedroom 1

14'2" x 10'0"

Replacement PVCu double glazed window to front with curtain poles & blind, exposed floorboards, TV point(s), double power point(s), coved ceiling.

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View of Bedroom 1

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Bedroom 2

10'0" x 7'0"

Replacement PVCu double glazed sash window to rear with curtain, fitted carpet, double power point(s).

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Family Bathroom

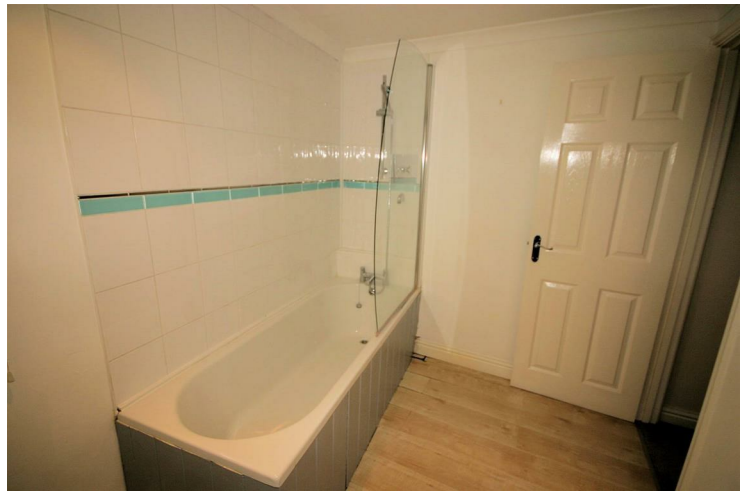
Three piece suite comprising panelled bath with independent shower over and glass screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome heated towel rail, replacement PVCu double glazed window to side with curtain & blind.

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View of Bathroom

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Second Floor

Bedroom 3 / Loft Room

13'6" x 12'11"

Double glazed velux window to rear with curtain, single radiator, fitted carpet, TV point(s), double power point(s), double doors to loft storage space.

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View of Bedroom 3 / Loft Room

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Loft Storage Space

13'6" x 7'0"

Loft storage space.

Outside

Front Garden

Raised front border with mature flowers & shrubs. Side access to rear garden.

Left clean neat and tidy.

Rear Courtyard

Courtyard rear garden: Enclosed by fence & wall, steps up to timber decking area with built in seating area, gated side access to front of property.

Left clean neat and tidy. Rubbish free.



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.

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

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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.

British Property Award - Gold Winners

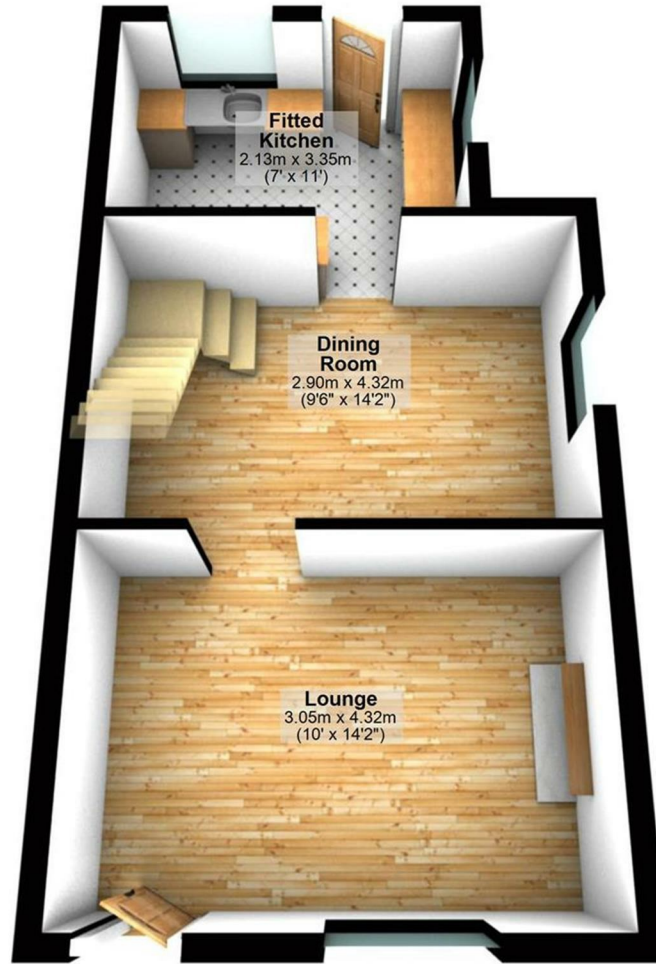


Gold Award Winners - Press Release

dg Property Consultants have just won The British Property Lettings Award for Luton (South & West). 2019 - 2020. Their team performed outstandingly throughout the extensive judging period, which focused on customer service levels. dg Property Consultants have now been shortlisted for a number of national awards which will be announced early next year. The British Property Awards provide agents throughout the UK with an invaluable opportunity to compare the service that they provide against the service provided by their local, regional and national competition. Agents who go that extra mile and provide outstanding levels of customer service are rewarded with our accolade, which acts as a beacon to highlight these attributes to their local marketplace.

Ground Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 91.7 sq. metres (986.6 sq. feet)

First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Second Floor

Approx. 24.8 sq. metres (266.9 sq. feet)

