



# Property Consultants

Linking people to properties



## **£875 PCM** **Felbrigg Close, Wigmore** **Wigmore, Luton, Bedfordshire LU2** **OWN**

A Spacious and very well presented 2 Bedroom terraced property, This 2 Bedroom property is located on the sought after Wigmore Park development. Accommodation comprising: Entrance hall, good size combined lounge/diner, fitted kitchen, 2 good size bedrooms, modern family bathroom. Benefits Include: Double glazing, gas central heating, off road parking plus front garden. Available from 15th November 2020 as unfurnished.

2 Bedroom Cluster Home  
Sought After Wigmore Development  
Combined Lounge/Diner  
Fitted Kitchen  
Modern Family Bathroom  
Dble Glzg & Gas Central Heating  
Allocated Parking Space  
Available Straight Away  
Sought After Location  
Unfurnished

## Ground Floor

### Entrance Hall

Upvc double glazed entrance door, single radiator, fitted carpet, power point(s), textured ceiling with smoke detector, two built-in storage cupboard, door kitchen, door lounge/Diner.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### View of Entrance Hall

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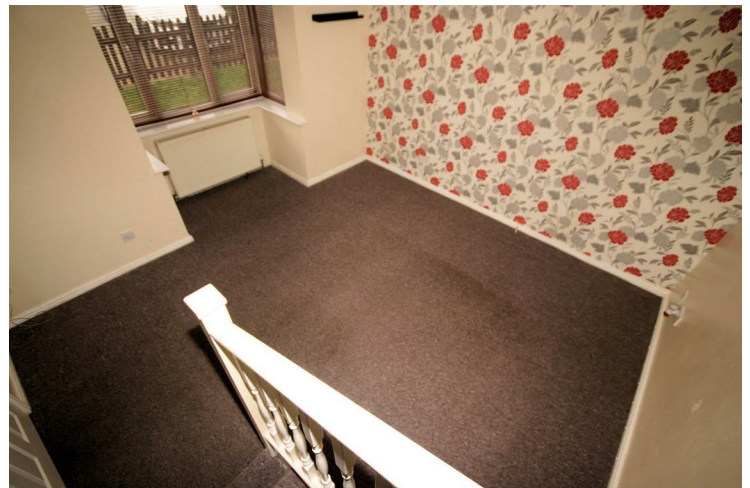


### Lounge/Diner

12'4" x 12'6"

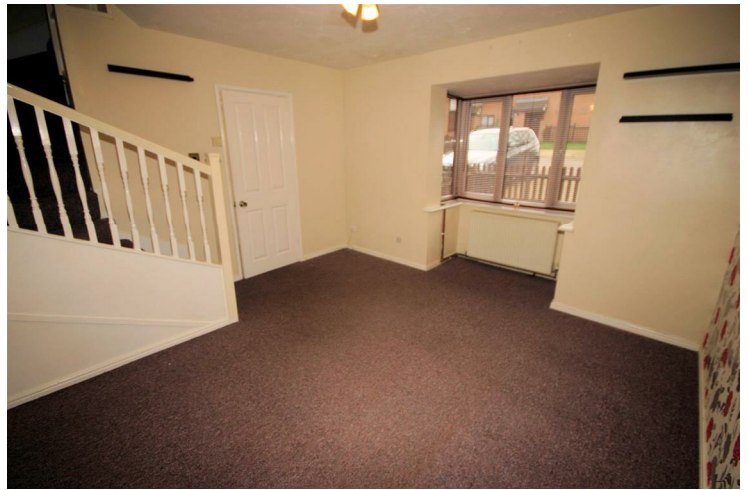
Replacement uPVC double glazed box window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, carpeted stairs to first floor landing.

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### **View of Lounge/Diner**

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### **View of Lounge/Diner**

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### **Fitted Kitchen**

12'4" x 6'8"

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, plumbing & space for automatic washing machine, space for upright fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, replacement uPVC double glazed window to front, vinyl flooring, double power point(s), textured ceiling.

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### **View of Kitchen**

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### **View of Sink**

Appliances & Sink: Left professionally and 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 professionally and 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 professionally and 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**

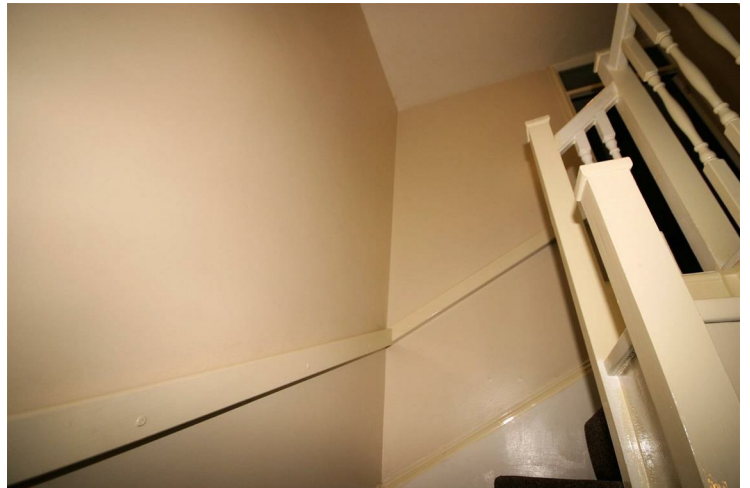
Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **First Floor**

#### **View of Stairs**

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## Landing

Fitted carpet, power point(s), textured ceiling with smoke detector, door to:

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## Bedroom 1

12'2" x 11'5"

Replacement uPVC double glazed box window to front, single radiator, fitted carpet, TV point(s), power point(s), textured ceiling.

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## View of Bedroom 1

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## Bedroom 2

12'2" x 6'9"

Replacement uPVC double glazed window to front, single radiator, fitted carpet, power point(s), textured ceiling, access to space.

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## Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, vinyl flooring, textured ceiling.

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## View of bathroom

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## Outside

### Front Garden

Enclosed by a picket fence, mainly laid to lawn, timber shed.

### Off Road Parking

Allocated off road parking area.

## 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.

### Tenants Signature.

Tenant(s) Signatures:

### Tenants Printed Name.

Tenant(s) Name(s):

### Tenancy Date

Tenancy Start Date:

### 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.

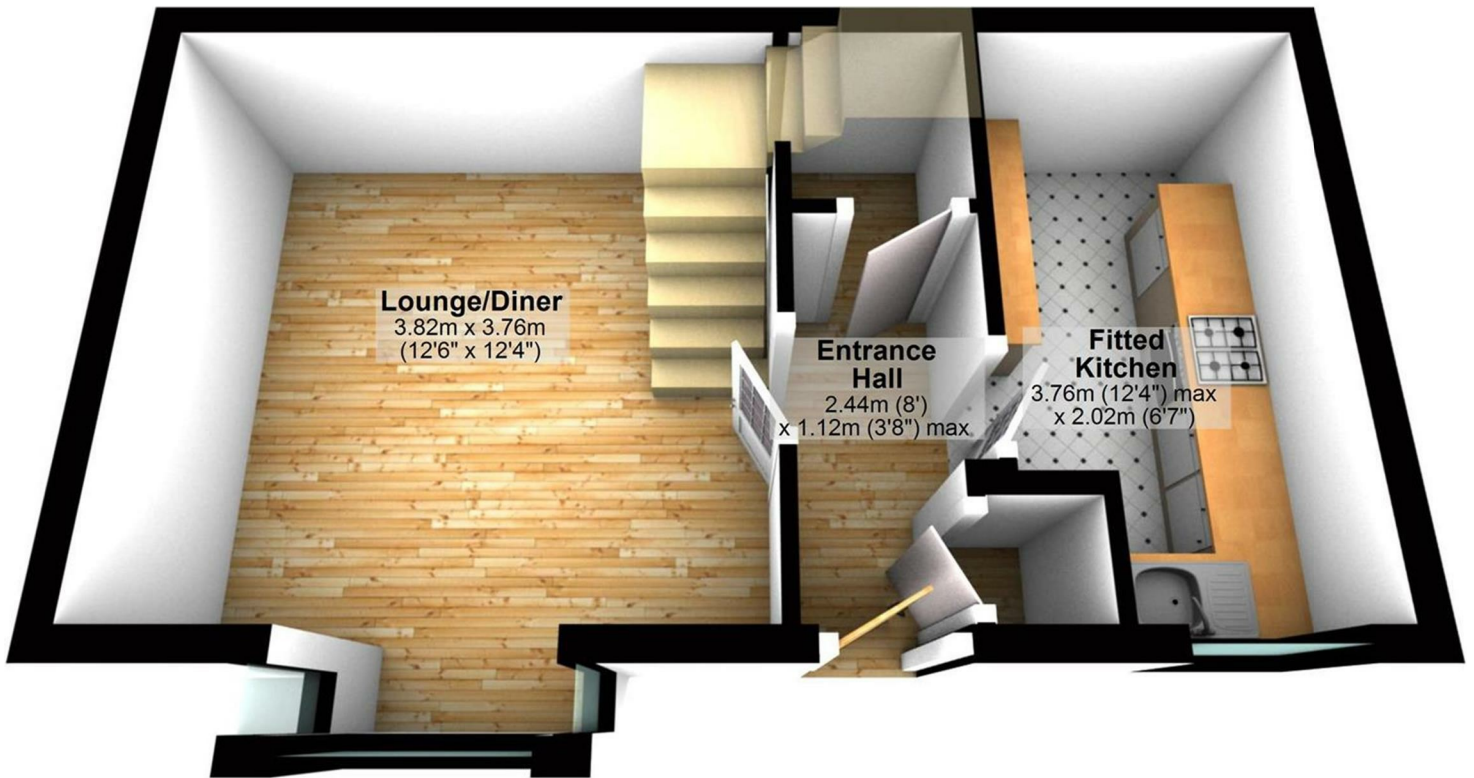
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

### 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

