



Property Consultants

Linking people to properties



£1,275 PCM **Austin Road, Icknield Catchment** **Luton, Bedfordshire LU3 1TZ**

dg Property Consultants An Immaculate & fully refurbished 3 semi detached property located with in the sought after Icknield school catchment area.

Accommodation comprises: Entrance hall, combined Lounge/dining room, re-fitted kitchen, landing, 3 good size bedrooms and replaced family bathroom. Benefits include: Gas central heating, double glazing, ample off road parking to frontage, single garage & private rear garden. Offered as unfurnished & available from early January 2022. Call Team DG to arrange your viewing on 01582-580500

Immaculate Presentation
Fully Refurbished
Re-fitted Kitchen
Modern Bathroom
Combined Lounge/Dining Room
Ample Off Rd Pkg & Garage
Available Early January 2022
Gas C -H & Double Glazed
Neat Rear Garden
Icknield School Catchment

Ground Floor

Entrance Hall

Upvc double glazed entrance door, Upvc double side window, wood laminate flooring, power point, door to lounge/ dining room. newly fitted carpet to stairs leading to first floor landing.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently completely 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



Lounge/Diner

23'8" x 10'6"

UPVC double glazed window to front, single radiator and double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), feature living flame effect gas fire set in feature surround, door to kitchen, built in under stairs storage cupboard.

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View of Lounge/Diner

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View of Lounge/Diner

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Fitted Kitchen

10'8" x 6'6"

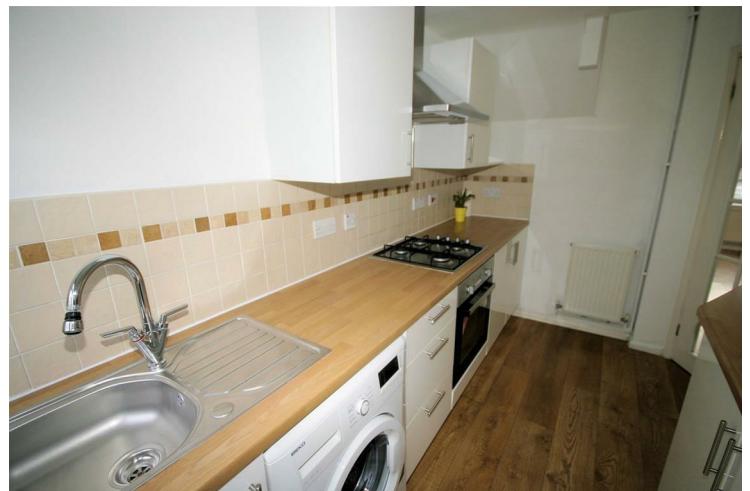
Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, automatic washing machine, fridge/freezer, built in oven and four ring gas hob with extractor hood over, uPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s) with ceiling spotlights, uPVC double glazed door to garden.

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View of Kitchen

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View of Kitchen

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View of Sink

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: 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

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View of Oven

Appliances: 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 Washing Machine

Appliances: 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 Fridge

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View of Freezer

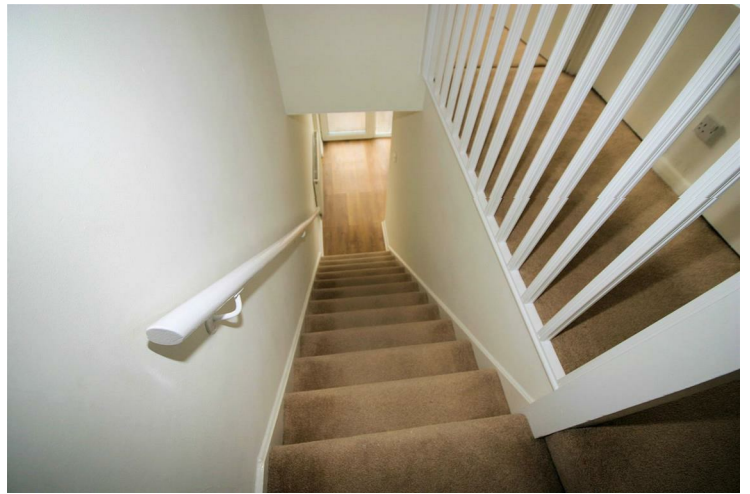
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First Floor

View of Stairs

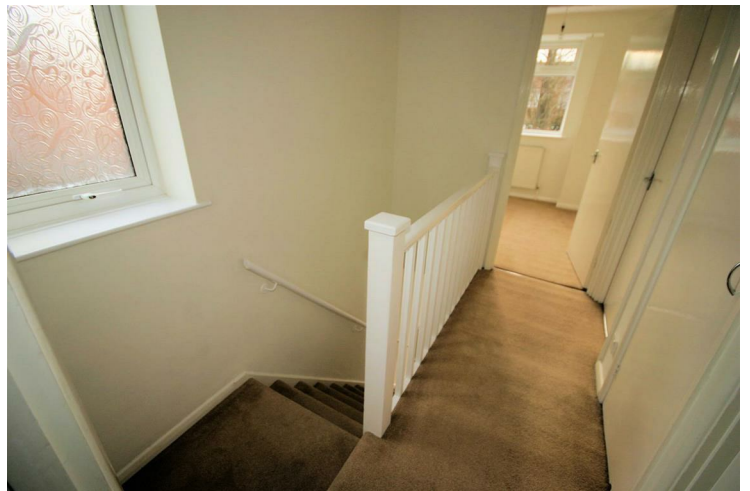
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Landing

UPVC double glazed window to side, newly fitted carpet, power point(s), access to loft space, built-in storage cupboard, doors to all first floor rooms.

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Bedroom 1

9'0" x 9'6"

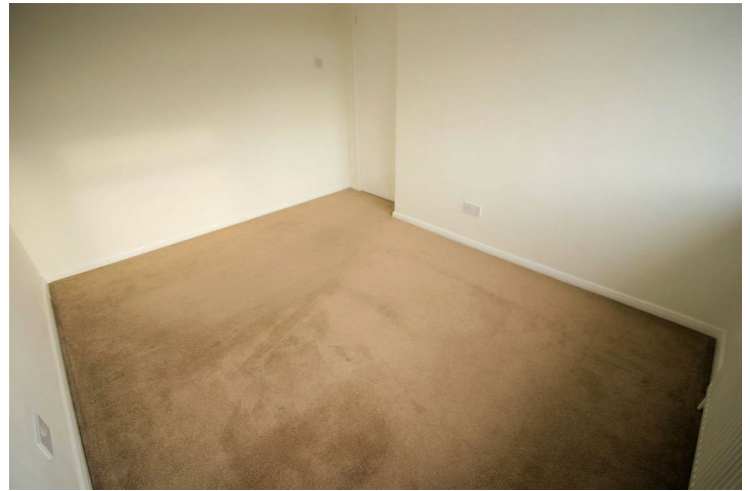
UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, newly fitted carpet, double power point(s).

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View of Bedroom 1

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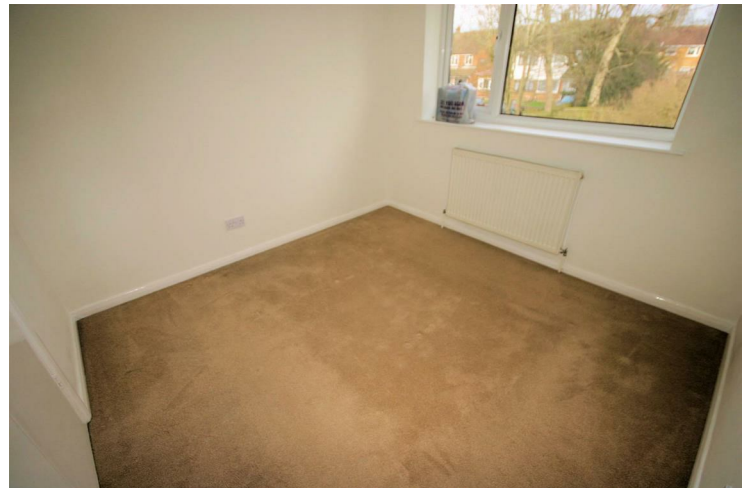


Bedroom 2

11'7" x 9'5"

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

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View of Bedroom 2

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Bedroom 3

8'7" x 7'0"

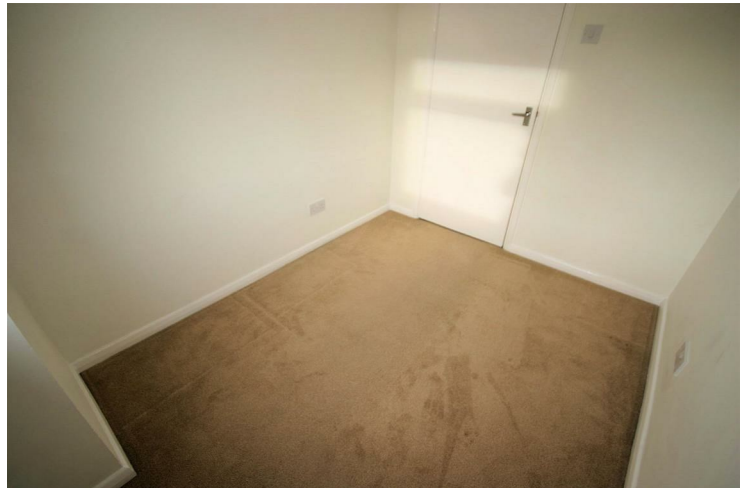
UPVC double glazed window to front, single radiator, newly fitted carpet, double power point(s).

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View of Bedroom 3

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Family Bathroom

Recently refitted with three piece suite with panelled bath with independent hand shower attachment over and folding glass screen, pedestal wash hand basin and low-level, tiled splashbacks, uPVC double glazed window to rear, single radiator, ceramic tiled flooring.

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View of bathroom

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Outside

Frontage

Mono block paved frontage offering off road parking for 2/3 cars, side gate leading to rear garden.

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



View of Side Passage

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



Rear Garden

Enclosed by timber panelled fence, paved patio, laid to lawn, access to via side passage. access to single garage and outside store.

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



View of Rear Garden

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



View of Outside Store

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



Single Garage

15' x 8'

Single brick built garage with power & lighting, up and over door to front. rear personal door to rear garden and access to rear garden.

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



Keys

Two sets of keys will be provided.

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



