



# Property Consultants

Linking people to properties



## **£1,100 PCM**

### **Poplar Avenue, Warden Hills**

### **Luton, Bedfordshire LU3 2BP**

\*dg Property Consultants\* Are offering this superbly presented and spacious plus, fully refurbished extended 2 bedroom Semi Detached Bungalow, located in the sought after Warden Hills area of Luton.

Accommodation comprising: Entrance hall, combined lounge/dining room, fitted kitchen with appliances, 2 double bedrooms the master with a walk-in wardrobe, refitted family bathroom, front garden, good size rear garden with single garage and side driveway offering ample off road parking. Benefits include: Redecorated and new flooring throughout, Double Glazing & Gas central-heating. Available straight away as unfurnished.

Call Team DG to arrange your viewing 01582-580500

**Fully Refurbished**

**2 Bedroom Bungalow**

**Combined Lounge/Diner**

**Fitted Kitchen + Appliances**

**Re-fitted Shower Room**

**Double Glazed & Gas C-H**

**Ample Off Road Parking**

**Unfurnished & Available Straight away**

**Warden Hills, Sought After Location**

**New Flooring & Redecorated**

**dg Property Consultants - Residential Sale - Lettings & Management**

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

**Sales:** T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

**Lettings:** T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

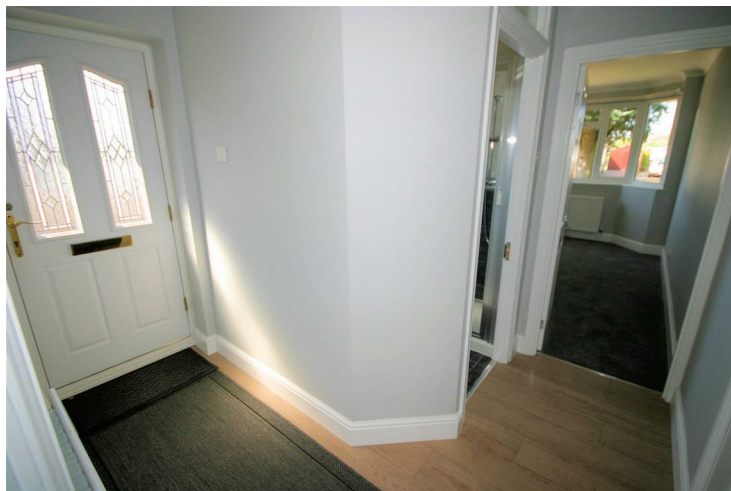


## Ground Floor

### Entrance Hall

Composite entrance door, single radiator, wooden laminate flooring, telephone point(s), coved ceiling, door kitchen, both bedrooms and shower room.

Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### Fitted Kitchen

12'4" x 9'6"

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, built-in integrated fridge/freezer, automatic washing machine (washing machine left for any tenant(s) to use, but should it break down then they should replace it with their own), built-in eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, replacement uPVC double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), coved ceiling with four gang spotlight, door lounge/dining room.

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### **View of Kitchen**

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### **View of Fridge/Freezer**

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 Grill**

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**

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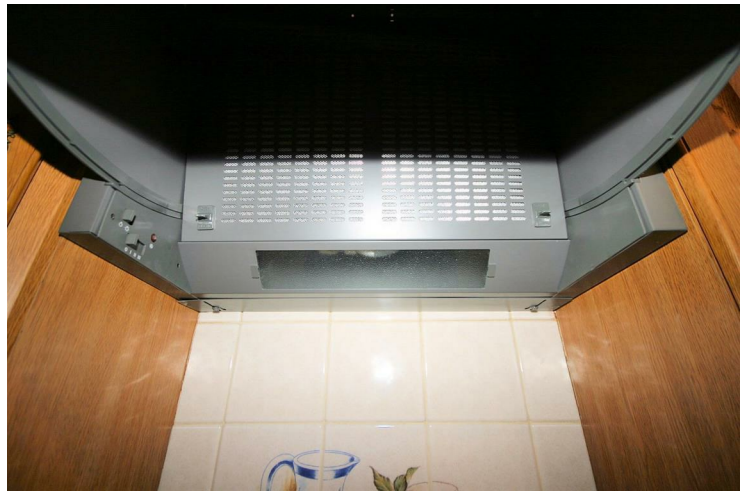
### **View of Oven**

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.



### **View of Extractor**

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 Sink**

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### **View of Washing Machine**

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## Lounge/Dining Room

18'6" x 19'4"

Replacement uPVC double glazed window to rear with chrome curtain pole, two single radiators, one double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coved ceiling with three chrome 3 gang lights, three chrome matching wall lights, uPVC double French double doors to rear to garden with chrome curtain pole, access from the kitchen.

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## View of Lounge/Dining Room

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### **Bedroom 1**

17'2" x 9'6"

Replacement uPVC double glazed window to front with curtain rail, double radiator, fitted carpet, double power point(s), coved ceiling with ceiling pendant light and shade.

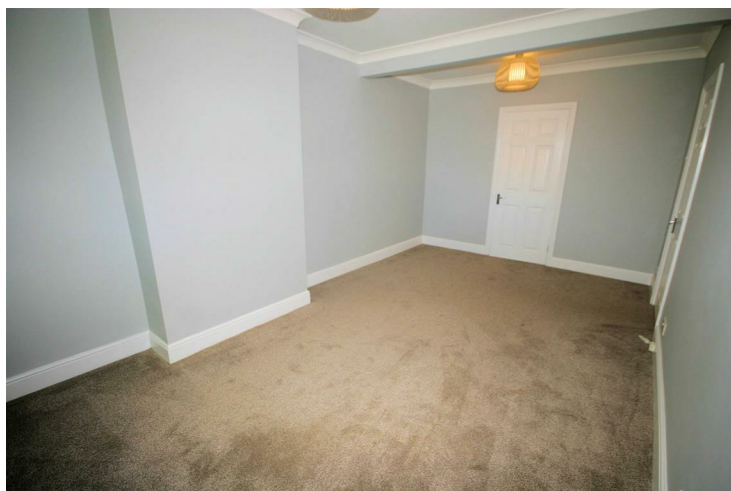
Door to walk-in wardrobe.

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### Walk-in Wardrobe

Walk-in wardrobe, full fitted with hanging rails, draws and shelves., carpeted and ceiling lighting.

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### View of Walk-in Wardrobe

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### Bedroom 2

6'7" x 9'6"

Replacement uPVC double glazed bay window to front with curtain rail, double radiator, fitted carpet, double power point(s), coved ceiling with ceiling light and light shade. Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.





## View of Bedroom 2

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## Shower Room

Recently refitted with three piece suite comprising tiled shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and extractor fan, wall mounted mirror with integral lighting, mirrored bathroom wall cabinet, ceramic tiling to all walls, replacement uPVC double glazed window to side, double radiator, ceramic tiled flooring.

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## View of Shower Room

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### View of Shower Room

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### View of Shower Room

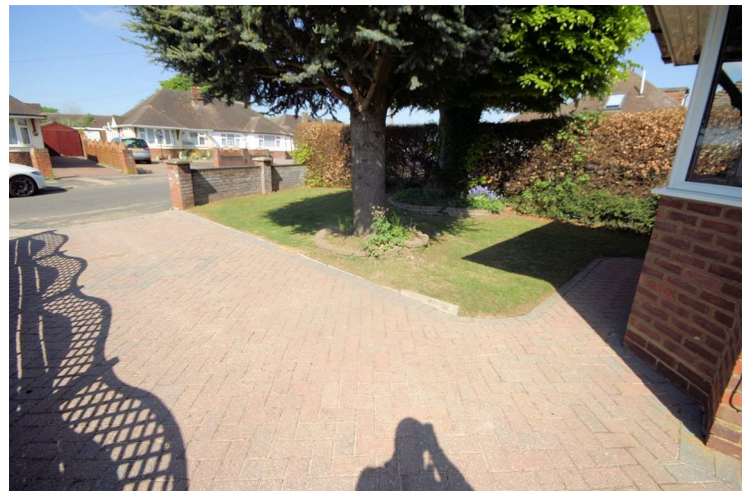
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### Outside

#### Front Garden

Front boundary wall, side mono block drive leading to the side and down to the garage, laid to lawn, flower borders, mature tree, side gate to the rear garden.



### **View of Front Garden**

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



### **Front and Side Driveway**

Mono block side drive, offering off road parking for 3/4 vehicles.

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**

Large mono block patio area, lawn area, further patio area to the rear, side borders, mature plants, greenhouse, side access to the front.

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.



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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

Small single Garage, Up and over door to the front, power and lighting, personal door to the rear into the rear garden. Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## KEYS

- 1 x front door key
- 1x back door key
- 1x garage key

## Tenants Printed Name.

Tenant(s) Name(s):

## Tenants Signature.

Tenant(s) Signatures:

## Tenancy Date

Tenancy Start Date:

## 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.

## **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.

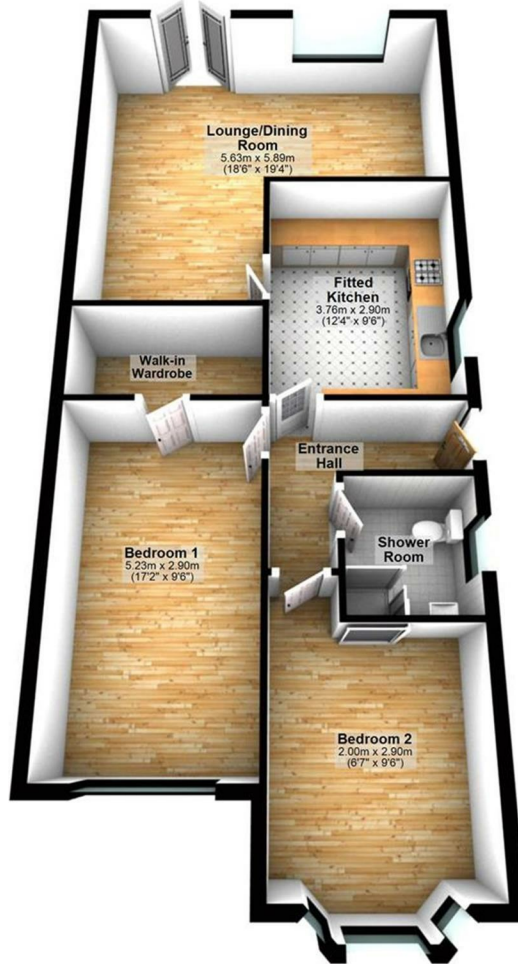
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

## **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

Approx. 72.7 sq. metres (782.6 sq. feet)



Total area: approx. 72.7 sq. metres (782.6 sq. feet)

