



Property Consultants

Linking people to properties



£1,500 PCM **Barnfield Avenue** **Luton, Bedfordshire LU2 7AS**

DG Property Consultants are offering this extended and spacious 3 bedroom traditional style detached property offers excellent living space, located just off the Old Bedford Rd. Accommodation comprising: Entrance porch to hall, separate living room and extended lounge dining room, very large extended kitchen/breakfast room, utility room, ground floor wet room, landing, 3 good size bedroom, family shower/bathroom, front garden with ample off road parking, 100ft rear garden, one & half width garage. Benefits include: Double glazing & gas central-heating. Available from 08th August 2022 onwards as Unfurnished. No Pets. Must be viewed !

Spacious Family Home

Large Kitchen / Breakfast Room

Grd Floor Wet Room

2 Large Reception Room

Dble Glzd & Gas C - H

Off Rd Pkg & 1.5 Width Garage

3 Good Size Bedrooms

Available From 08th August 2022

Well Presented Condition

Sought After Location

dg Property Consultants - Residential Sale - Lettings & Management

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

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



Ground Floor

Porch

Two replacement PVCu double glazed windows to front, two windows to rear, ceramic tiled flooring, half glazed entrance door to entrance hall.

Property condition: Professionally cleaned throughout and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. The flooring has been professionally, including all carpets and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request

Entrance Hall

Single radiator, wooden flooring, telephone point(s), double power point(s), coved ceiling, under-stairs storage cupboard, carpeted stairs to first floor landing professionally cleaned with small red stain on second step, door to dining room, door to kitchen breakfast room, door to lounge. A set of black draws have been left for the incoming tenant. These should be removed at the end of the tenancy. Property condition: Professionally cleaned throughout and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. The flooring has been professionally, including all carpets and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Living Room

13'6" x 12'6"

Replacement PVCu double glazed window to front with venetian blinds left all working plus curtains and pole, single radiator, wooden flooring, TV point(s), double power point(s), coved ceiling.

A double bed frame has been left for the incoming tenant. These should be removed at the end of the tenancy.

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View of Living Room

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Lounge/Dining Room

25'6" x 12'6"

Two replacement PVCu double glazed windows to side with venetian blinds left all working, two single radiators, wooden flooring, double power point(s), coved ceiling, double glazed patio doors to garden with curtains & pole, double door to kitchen breakfast room. Two low level black floor units have been left for the incoming tenant. These should be removed at the end of the tenancy.

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Lounge/Dining Room

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View of Lounge/Dining Room

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Kitchen/Breakfast Room

21'8" x 13'8"

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap and granite worktops, integrated dishwasher (clean), freestanding range gas cooker), two double glazed windows to rear, ceramic tiled flooring, double power point(s), wall mounted gas combination boiler serving heating system and domestic hot water, double glazed door to garden, door to wet room, opening to utility room.

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View of Kitchen/Breakfast Room

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View of Kitchen/Breakfast Room

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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 Hob

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 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 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 Dishwasher

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.

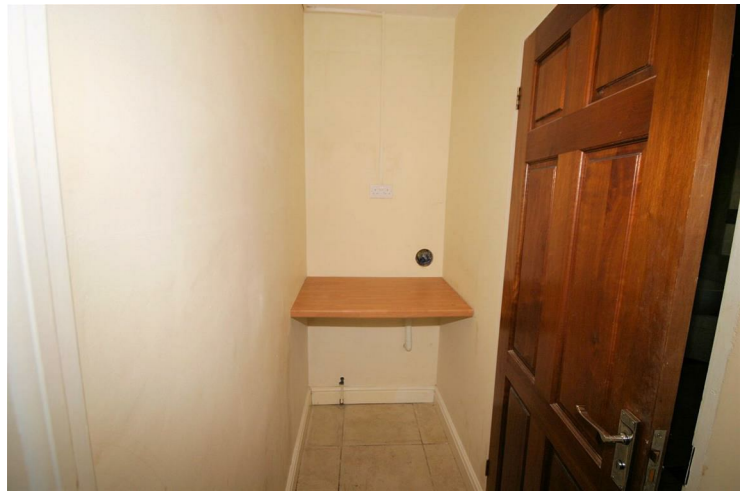


Utility Room

6'0" x 3'3"

Worktop, plumbing and space for automatic washing machine and tumble drier, ceramic tiled flooring, double power point(s), door to wet room.

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Wet Room

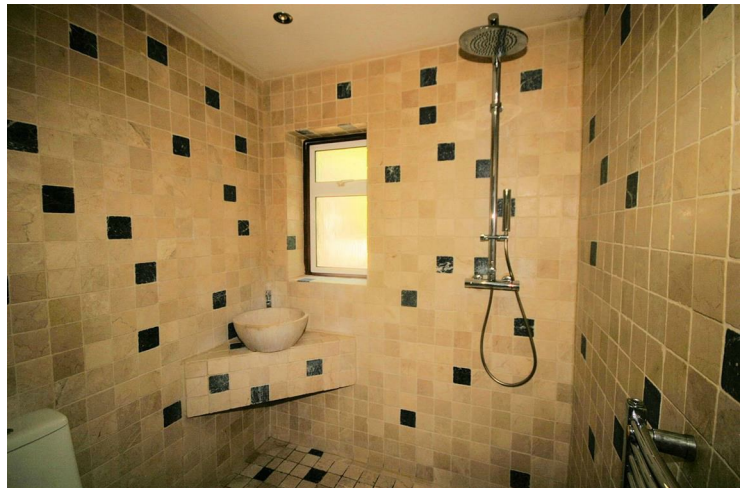
Three piece suite comprising wash hand basin on a vanity wash unit, overhead and hand held shower unit, low level wc, fully tiled walls and floor, heated chrome towel rail, double glazed window to rear, ceramic tiled flooring with recessed ceiling spotlights.

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View of Wet Room

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First Floor

View of Stairs

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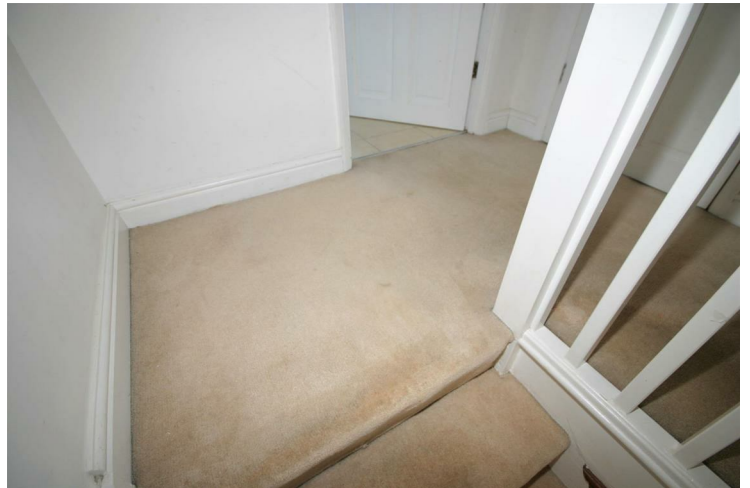
Landing

Replacement PVCu double glazed window to side with venetian blinds left all working, fitted carpet, power point(s), access to loft space, door to storage cupboard. Property condition: Professionally cleaned throughout and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. The flooring has been professionally, including all carpets and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Landing

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Bedroom 1

13'2" x 11'0"

Replacement PVCu double glazed window to front with venetian blinds left all working , fitted bedroom suite comprising fitted double wardrobe(s), dressing table and bedside cabinets, single radiator, fitted carpet, double power point(s).

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View of Bedroom 1

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Bedroom 2

13'3" x 12'5"

Upvc Double glazed Window to rear with venetian blinds left all working, single radiator, fitted carpet, double power point(s).

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View of Bedroom 2

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Bedroom 3

10'2" x 8'6"

Replacement PVCu double glazed window to front with venetian blinds left all working, single radiator, fitted carpet, double power point(s).

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View of Bedroom 3

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Family Bathroom

Three piece suite comprising panelled bath jacuzzi bath with independent shower over and glass screen, wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, ceramic tiled flooring.



View of Bathroom

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View of Bathroom

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View of Bathroom

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Outside

View of Front



Front Garden

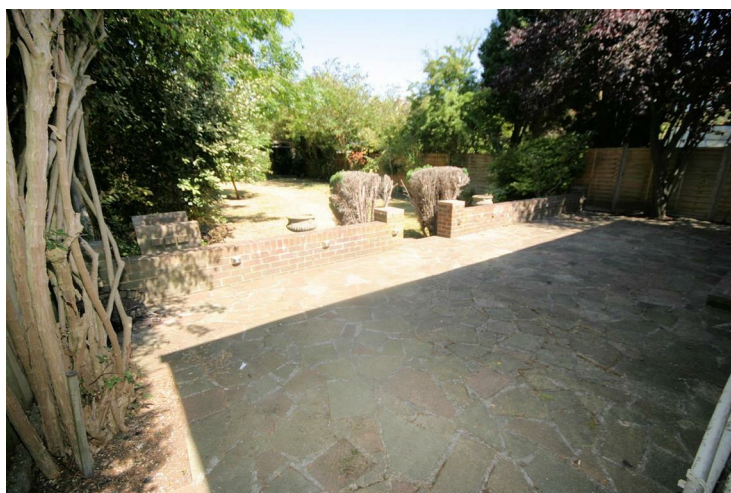
Front drive with off road parking for 2 cars, lawn area, front boundary wall, side access to rear garden.
Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Rear Garden

Large patio area, laid to lawn, mature shrubs and plants, mature trees, 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.



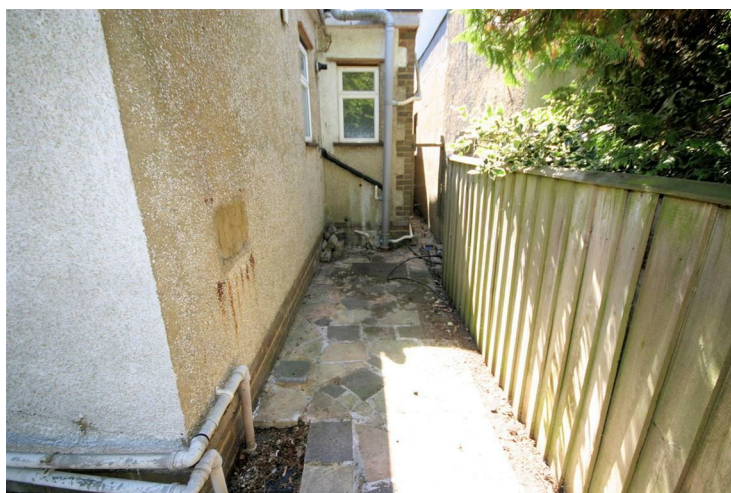
View of Rear Garden

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



View of Rear Side Area

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



One & Half Width Garage

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



Keys

- 2 x Front Porch Door Keys
- 2 x Front Entrance Door Keys
- 1 x Patio Door Key, in lock
- 1 x Internal Garage Door Key, in lock

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:

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.

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.

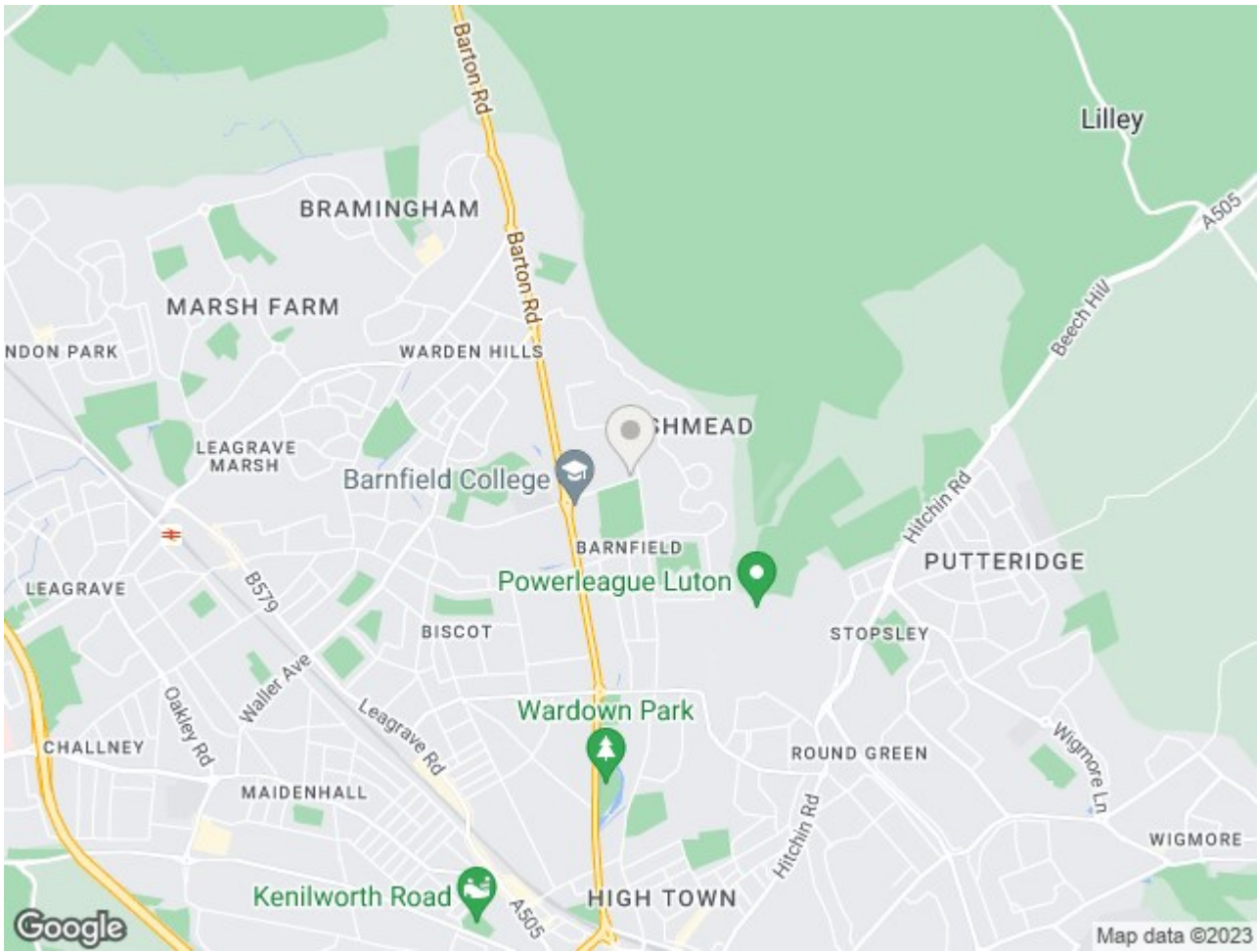
In the event of a Guarantor being required, the same reference procedure above will apply.

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.



First Floor





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