



Property Consultants

Linking people to properties



£1,300 PCM

Oakley Road

Luton, Bedfordshire LU4 9PU

Available from 18th February 2023 as unfurnished.
DG Property Consultants are pleased to be offering this fully refurbished and spacious 3 bedroom semi detached property located in Leagrave, ideally positioned for a commuter.
Accommodation Comprising: Entrance porch to hall, refitted kitchen, good size lounge/diner, rear porch, cloakroom, 3 bedrooms, refitted family bathroom, front & rear gardens, ample off road parking to the front. Benefits include: Double glazing, gas central heating.
Available from 18th February 2023 as unfurnished.
To arrange your viewing call Team DG on 01582-580500

Refurbished Property
Combined Lounge/Diner
Large Refitted Kitchen
Cloakroom
Double Glazing & Gas C -H
Newly Fitted Carpets
Large Rear Garden
Refitted Family Bathroom
Available From 01-02-2023
Off Road Parking To Front

Ground Floor

Porch

UPVC double glazed entrance door, two windows to rear, glazed door entrance hall.

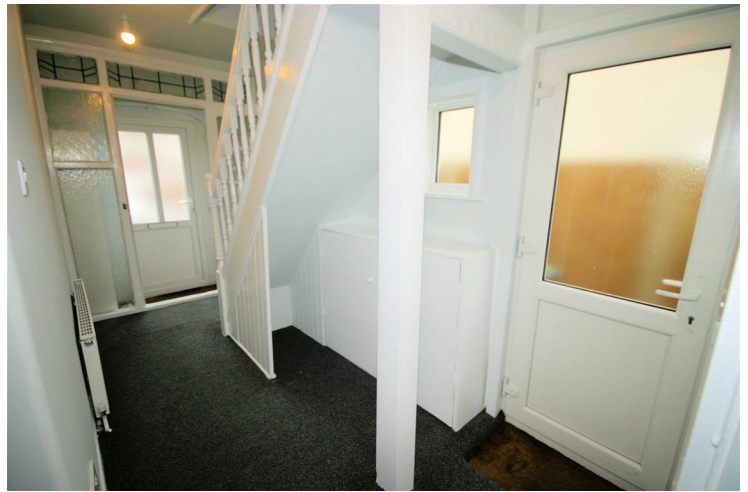
Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout.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



Entrance Hall

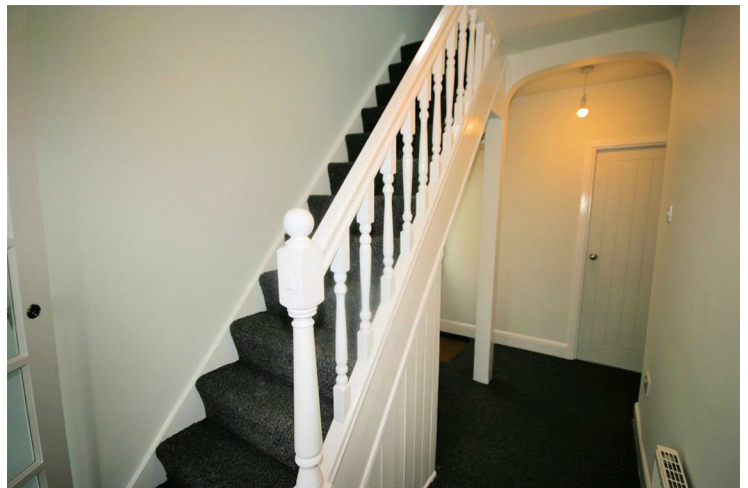
Single radiator, Newly fitted carpet, double power point(s) with smoke detector, Newly carpeted stairs to first floor landing, UPVC door to side of property, door to lounge/diner.

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Entrance Hall

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.

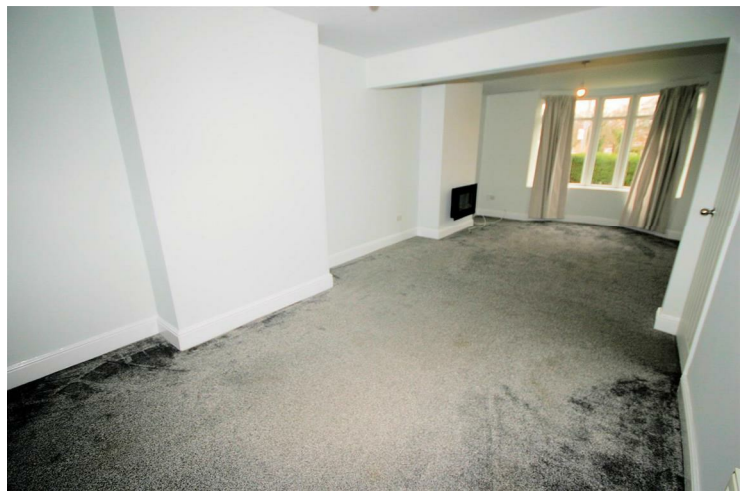


Lounge/Diner

24'6" x 12'0"

Replacement uPVC double glazed bay window to front, two double radiators, Newly fitted carpet, TV point(s), double power point(s), wall mounted electric fire, door to rear porch area with Internal window to rear.

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Lounge/diner

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



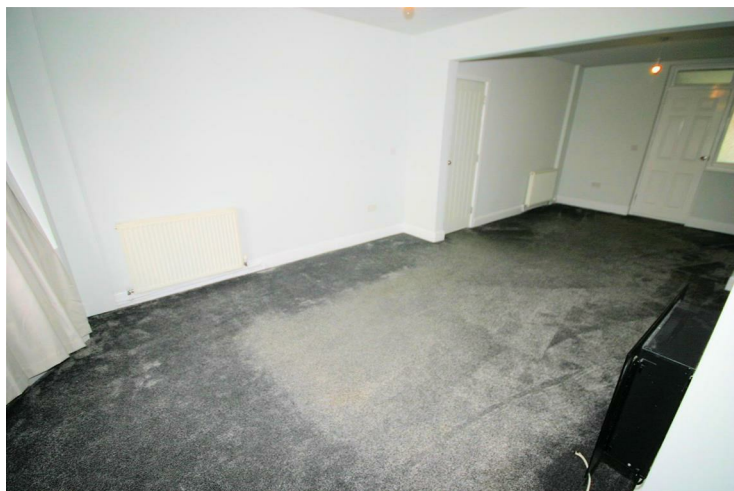
View of Lounge/diner

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Lounge/Diner

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Rear Porch

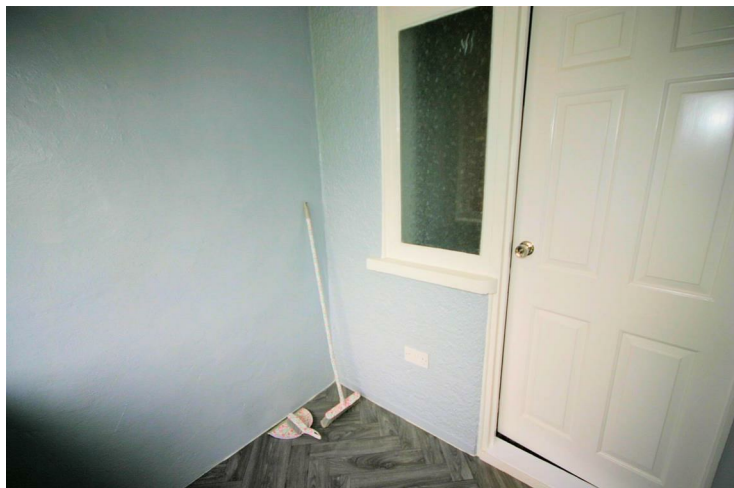
Replacement uPVC double glazed window to rear, Newly fitted carpet, double power point(s), uPVC double glazed door to garden, door to cloakroom.

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Rear Porch

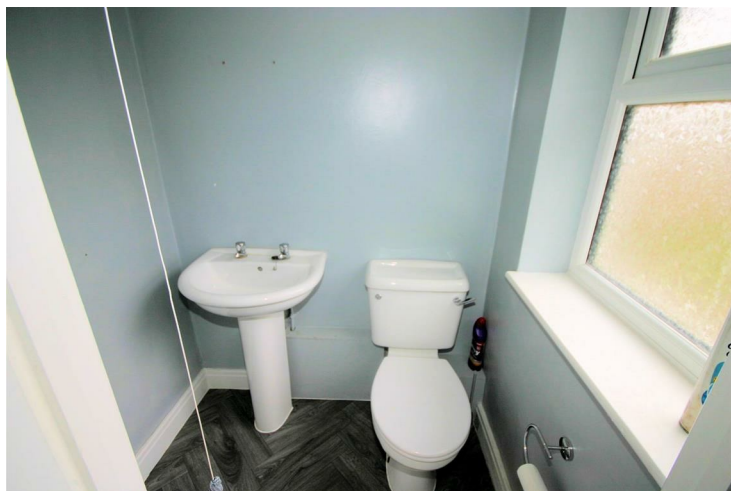
Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout.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



Cloakroom

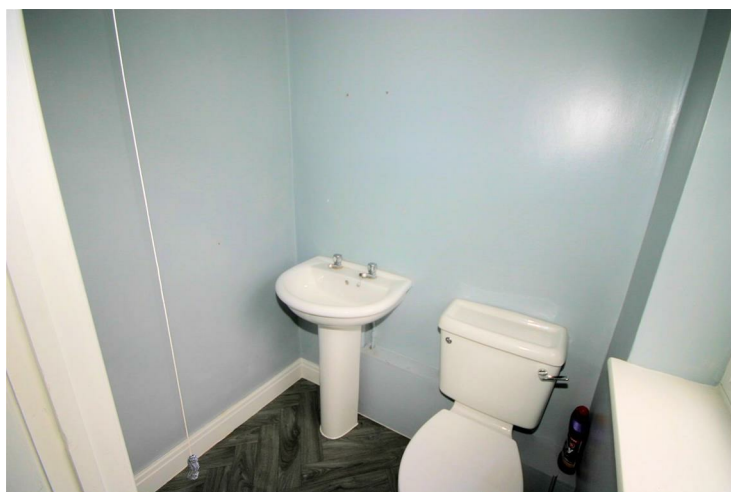
Replacement uPVC double glazed window to rear, recently refitted with two piece suite pedestal wash hand basin and low-level WC, Newly fitted vinyl flooring.

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Cloakroom

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Fitted Kitchen

14'0" x 7'6"

Refitted kitchen 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 and space for automatic washing machine, space for fridge/freezer, Brand new: built-in electric oven, four ring electric ceramic hob with extractor hood over, replacement uPVC double glazed window to side, replacement uPVC double glazed window to rear, single radiator, Newly fitted vinyl flooring, double power point(s), two ceiling lights.

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Kitchen

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



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

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

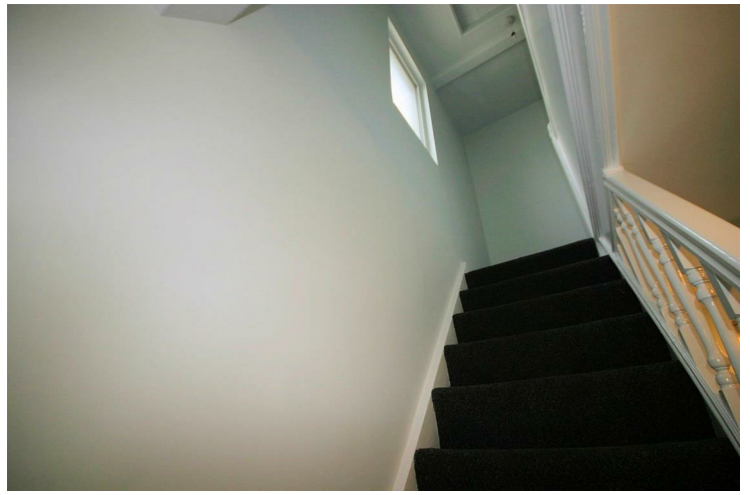
Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



First Floor

View of Stairs

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Landing

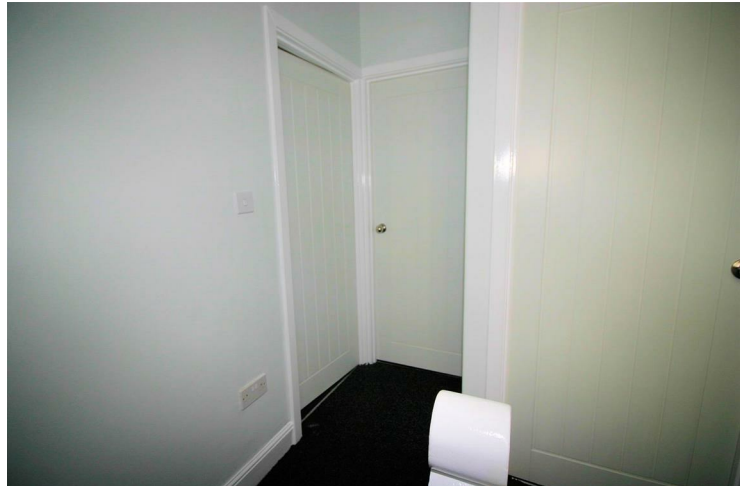
Replacement uPVC double glazed window to side, Newly fitted carpet, double power point(s) with smoke detector, access to loft space.

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Landing

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Landing



Bedroom 1

12'3" x 12'0"

Replacement uPVC double glazed bay window to front, double radiator, Newly fitted carpet, double power point(s). Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Bedroom 1

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Bedroom 2

12'0" x 10'0"

Replacement uPVC double glazed window to rear, double radiator, Newly fitted carpet, double power point(s).
Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Bedroom 2

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Bedroom 3

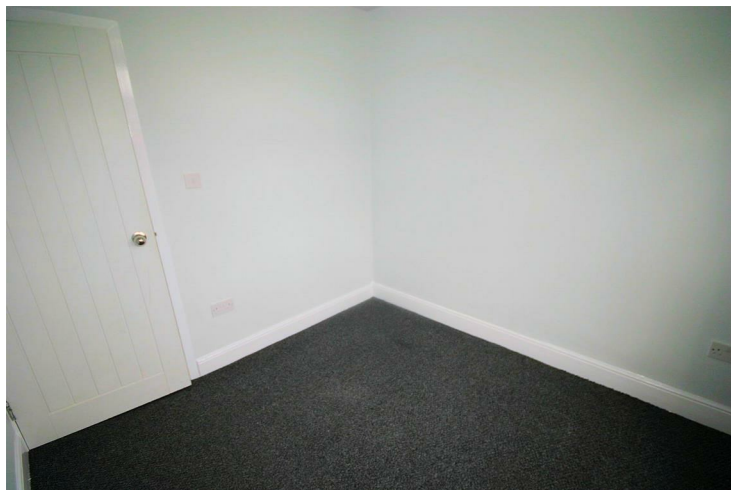
8'8" x 8'0"

Replacement uPVC double glazed window to rear, single radiator, Newly fitted carpet, double power point(s).
Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Bedroom 3

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Family Bathroom

Recently refitted with three piece suite comprising panelled bath with hand shower attachment over and folding glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, tiled splashbacks, full height ceramic tiling to all walls, electric heated towel rail, extractor fan, wall mounted mirror, replacement uPVC frosted double window to front, ceramic tiled flooring, four recessed ceiling spotlights. Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Bathroom

Property condition: 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 just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Outside

Front Garden & Parking

Front drive with off road parking, laid to law, front hedge, side access to rear garden.

Frontage and Parking Area: 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, mainly laid to lawn, side access to front of property.

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



View of Rear Garden

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



View of Side & Rear Garden

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



Off Road Parking

Off road parking to front drive.

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



Keys Supplied

- 2 x Front Entrance Porch Keys
- 2 x Front Entrance Hall Keys
- 2 x Side Entrance Hall Door Keys
- 2 x Rear Lobby Keys
- 1 x Window Key

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.

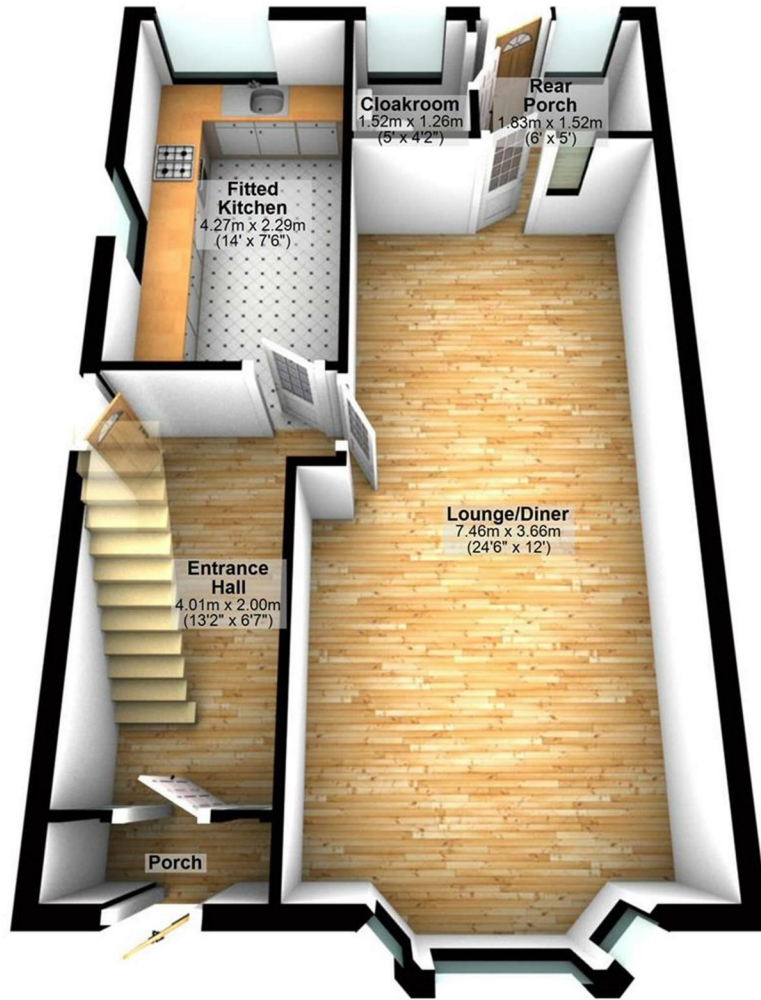
In the event of a Guarantor being required, the same reference procedure above will apply.

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

