



# Property Consultants

Linking people to properties



## **£1,250 PCM** **Colin Road, Round Green** **Luton, Bedfordshire LU2 7RX**

\*dg Property Consultants\* are offer for rent this spacious and superbly presented 2 bedroom terrace property located in the sought after Round Green Area of Luton, ideal for a commuter. Available from 16th August 2023 onwards as unfurnished.

Accommodation comprising: Entrance into the lounge, inner lobby, good size dining room, fitted kitchen, 1st floor, landing, 2 double bedrooms the master with built in wardrobes, modern bathroom. Benefits Include: double glazing, gas central heating. Frontage and good size private rear garden.

This property must be Viewed!

Call Team DG on 01582-580500 to book an appointment.

2 Bedroom Terrace

Lounge & Dining Room

Fitted Kitchen

Double Glazing & Gas C-H

Available From 16th August 2023

Unfurnished

2 Double Bedrooms

Rear Garden

Superbly Presented Throughout

Ideally Located for a Commuter

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

PVCu entrance door into the lounge.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request

### Lounge

12'0" x 10'6" max

Replacement PVCu double glazed bay window to front, double radiator, wooden laminate flooring, TV point(s), double power point(s), coving to textured ceiling.

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### View of Lounge

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### Inner Lobby

Opening to dining room, under stairs storage cupboard.

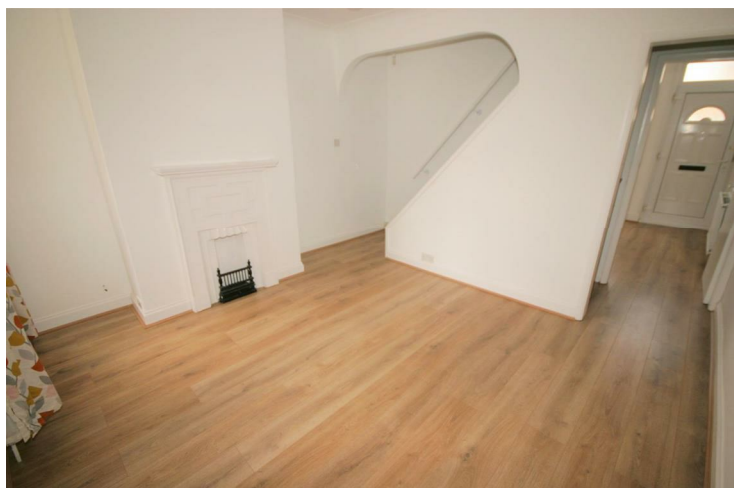
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## Dining Room

14'4" max x 12'2"

Upvc double glazed window to rear, double radiator, wooden laminate flooring, double power point(s), carpeted stairs to first floor landing, door to kitchen.

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## View of Dining Room

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## Fitted Kitchen

10'6" x 7'0"

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, space and plumbing for a automatic washing machine, space for a fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, replacement PVCu double glazed window to side, double radiator, ceramic tiled flooring, double power point(s), PVCu double glazed French double doors to garden.

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### View of Kitchen

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### View of Kitchen

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### **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.



### **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**

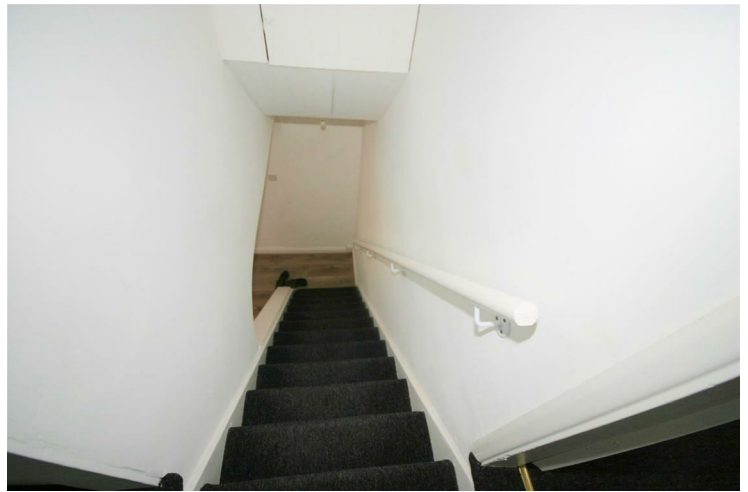
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### **First Floor**

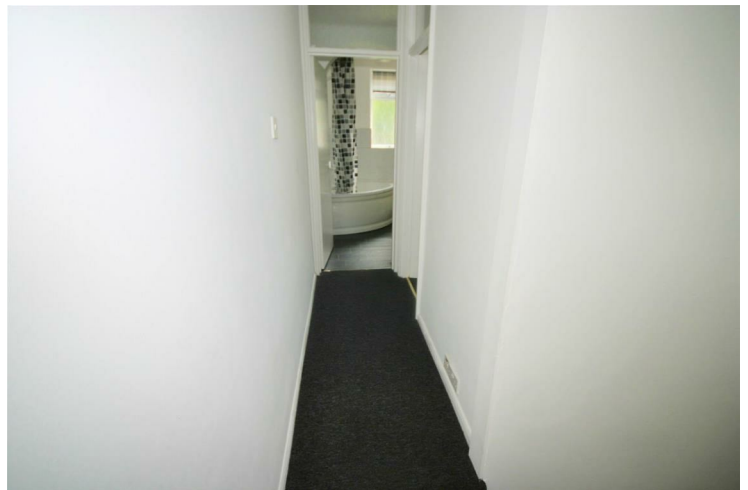
#### **View of Stairs**

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#### **Landing**

Fitted carpet, double power point(s), access to loft space. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



## Bedroom 1

13'0" x 10'6" max

PVCu double glazed bay window to front, fitted wardrobe(s), double radiator, fitted carpet, double power point(s), coving to textured ceiling.

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## View of Bedroom 1

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## Bedroom 2

10'4" x 10'0" max

Upvc double glazed window to rear, single radiator, fitted carpet, power point(s), textured ceiling, open plan to built-in storage cupboard.

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## View of Bedroom 2

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## Family Bathroom

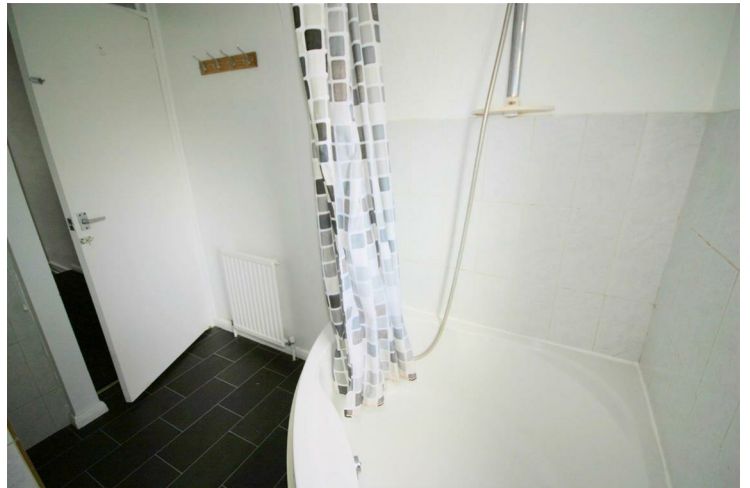
Three piece suite comprising panelled bath with mixer shower over, wash hand basin and low-level WC, tiled splashbacks, Upvc double window to rear, single radiator, vinyl flooring.

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## View of Bathroom

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### **View of Family Bathroom**

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### **Outside**

#### **Front Garden**

Retaining brick wall to front, gated side access by way of passageway to rear.



#### **Rear Garden**

Steps up to from a patio are to the lawn area, gated side access by way of passageway to front.

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



### **View of Rear Garden**

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



### **View of Rear Garden**

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



### **View of Rear Garden**

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



### **KEYS**

2 X FRONT DOOR KEYS

2 X KITCHEN LEADING TO GARDEN DOOR KEYS

### **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 Printed Name.**

Tenant(s) Name(s):

**Tenants Signature.**

Tenant(s) Signatures:

**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

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 63.1 sq. metres (679.4 sq. feet)

## First Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



