



Property Consultants

Linking people to properties



£1,300 PCM
St. Winifreds Avenue
Luton, Bedfordshire LU3 1QT

DG Property Consultants Offer this spacious and very well presented 2 bedroom End of Terrace property with single garage and located in the Saints area of Luton.

Accommodation comprises: Entrance hall, good size lounge opening to the dining room, fitted kitchen, 2 double bedrooms, family bathroom with electric shower. Benefits include: Gas central heating, double glazing, front & rear gardens, ample off road parking and single garage.

Offered as unfurnished and available from 1st October 2023.

To arrange your viewing call Team DG on 01582-580500.

2 Bedroom End Of Terrace
Large Lounge & Dining Room
Good Size Fitted Kitchen
Double Glazing & Gas C - H
Off Road Parking And Garage
Offered As Unfurnished
Modern Family Bathroom
Good Size Rear Garden
Sought After Location
Very well Presented !

dg Property Consultants - Residential Sale - Lettings & Management

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



Ground Floor

Storm Porch

Entrance Hall

PVCu entrance door to entrance hall, single radiator, fitted carpet, double power points, dado rail, door to dining room, carpeted stairs 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 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.



Dining Room

12'10" x 11'8"

Replacement PVCu double glazed window to rear with curtains & pole, single radiator, wooden laminate flooring, double power point(s), dado rail, coved ceiling with ceiling light, built-in under-stairs storage cupboard, door to kitchen, archway opening to lounge.

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View of Dining Room

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View of Lounge

12'10" x 12'5" max

Replacement PVCu double glazed bay window to front with curtains rail and curtains plus nets, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), dado rail, coved ceiling with ceiling lights, two wall lights.

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Fitted Kitchen

12'10" x 8'6"

Fitted with a range of base and eye level units with worktop space over, breakfast bar with 2 x stools, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space and plumbing for automatic washing machine and tumble drier, built-in gas oven and four ring gas hob with extractor hood over left cleaned, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), PVCu 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 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

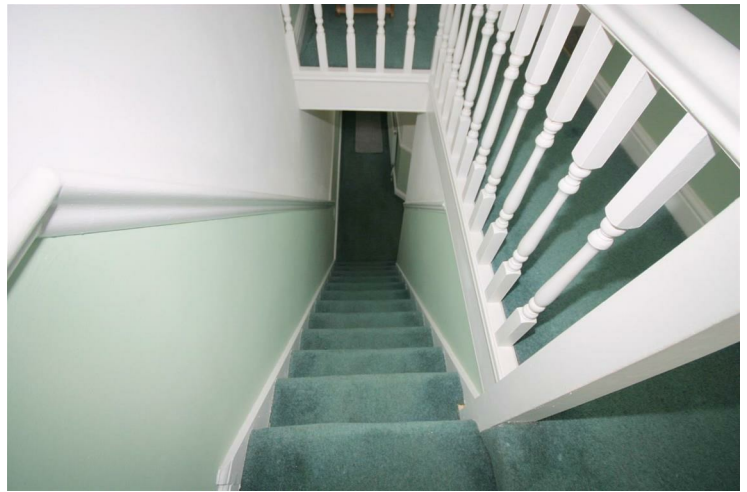
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First Floor

View of Stairs

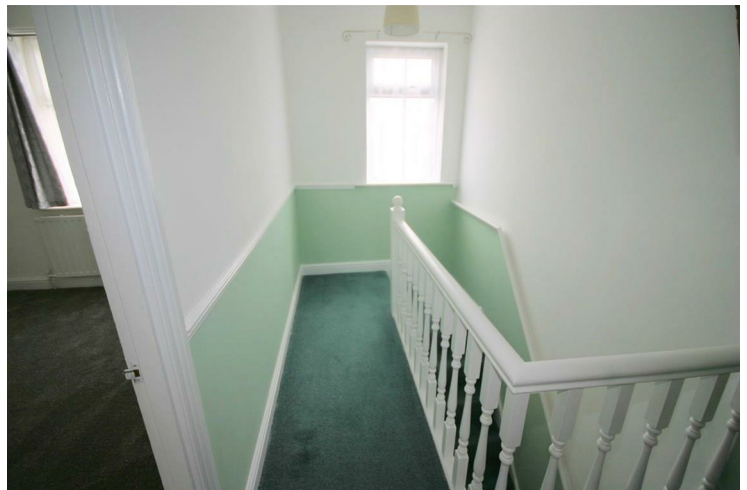
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Landing

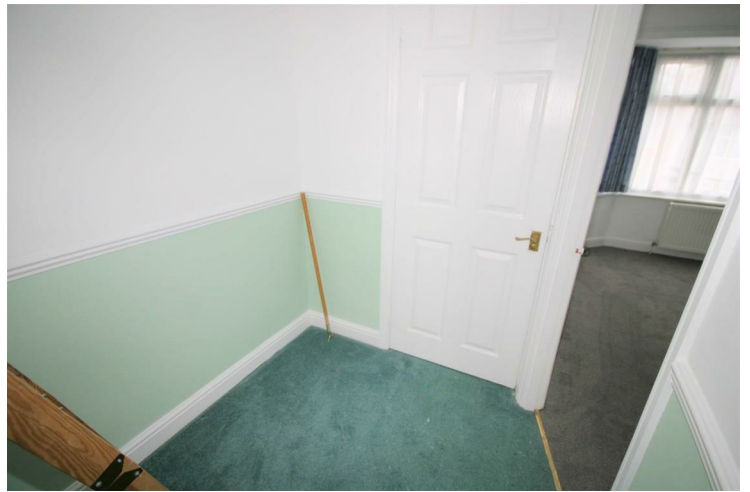
Replacement PVCu double glazed window to rear with curtain rail, fitted carpet, double power point(s), dado rail, access to boarded loft space.

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View of Landing

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Bedroom 1

12'0" max x 11'3"

Replacement PVCu double glazed bay window to front with curtains rail and curtains plus nets, double radiator, fitted carpet, double power point(s), light shade, picture rail. Two freestanding wardrobes and a chest of draws.

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



View of Bedroom 1

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Bedroom 2

11'3" x 11'3"

Replacement PVCu double glazed window to rear with curtains and pole, single radiator, fitted carpet, double power point(s), picture rail.

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View of Bedroom 2

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Family Bathroom

Three piece suite comprising panelled bath with power shower over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, replacement PVCu double glazed window to front with curtain, single radiator, ceramic tiled flooring, recessed ceiling spotlights, towel rail, wall mirror.

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View of Family Bathroom

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Outside

Front Garden

Concrete driveway to the side leading to garage and providing off-road parking for two cars, gated side access to rear, gravel front area with front boundary wall.

Rear Gardens: 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 to rear and sides, mainly laid to lawn, paved patio, outside water tap, gated side access 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

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View of Rear Garden

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View of Rear Garden

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Single Garage

17'6" x 8'6"

Single pre-fabricated garage with metal up and over door, side personal door to rear garden.

Empty and rubbish free. Expected to be in same condition when giving the property back.



View of Garage

Empty and rubbish free. Expected to be in same condition when giving the property back.



KEYS

3 x Front Door Keys

1 X Back door key

1 x Back Gate Key

2 x Garage Door Keys

1 x Front + Side 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



