



DG
Property
Consultants
Estd. 2000



Walcot Avenue, Luton, Bedfordshire LU2 0PW
£1,700 PCM

DG Property Consultants are offering for rent, this fully refurbished property and offering spacious accommodation. This 3 bedroom traditional style semi detached property, located in the Round green Area, ideal for airport workers or commuters. Available straight away as furnished along with Wi-Fi.

Accommodation comprising: Entrance porch to entrance hall, open plan lounge/dining/kitchen with appliances, cloakroom, landing, 3 good size bedroom all with built in wardrobes, family bathroom with shower, frontage with ample off road parking, large enclosed rear garden. Benefits include:

Double glazing & gas central-heating.

Available straight away as furnished.

To arrange your viewing call Team DG on 01582-580500



2 High Street, Toddington,
Bedfordshire, LU5 6BY
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Ground Floor

Open Porch

Open porch leading to the front door.

Entrance Hall



Entrance door, double radiator, laminate flooring, power point(s), double glazed folding doors to lounge/dining room/kitchen, door to cloakroom, stairs to first floor landing

Cloakroom



Refitted suite, low level Wc, wash hand basin, laminate flooring.

Openplan Lounge/Dining/Kitchen Room

23'5" x 11'8" (7.14m x 3.56m)

Lounge/Dining Area.

UPVC double glazed bay bow window to front, 1 x single 2 x double radiator, laminate flooring, TV point(s), plus tv & surround sound unit, sofa, table & chairs, wifi, power point(s), laminate flooring, feature double glazed tri-fold doors to garden, open through to the kitchen.

Kitchen Area.

Re-fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integral automatic washing machine and tumble dryer, built-in electric oven, electric hob with extractor hood over, power points, laminate flooring.

View of Open plan Lounge/Dining/Kitchen Room

View of Open plan Lounge/Dining/Kitchen Room



View of Open plan Lounge/Dining/Kitchen Room

View of Open plan Kitchen Room



View of Open plan Kitchen Room



First Floor

Landing



UPVC double glazed window to side, laminate flooring, power point(s), picture rail, access to loft space, door to all first floor rooms.

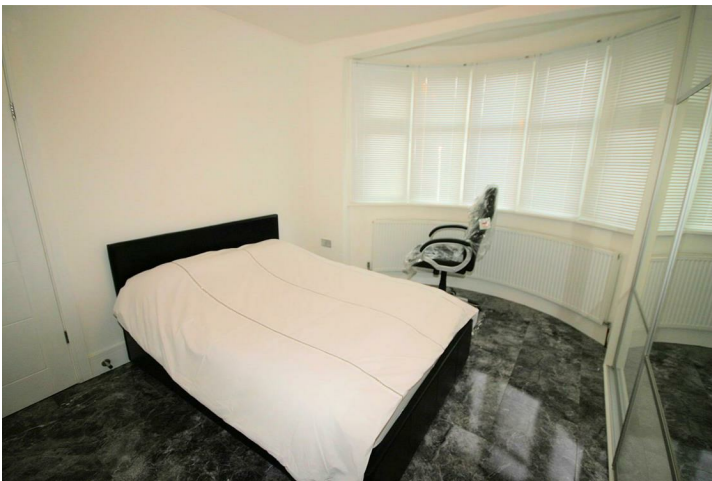
Bedroom 1

11'7" x 12'1" (3.53m x 3.68m)



UPVC double glazed bow window to front with blinds, fitted wardrobe(s) with full-length mirrored sliding doors, double bed, double radiator, laminate flooring, double power point(s).

View of Bedroom 1



Bedroom 2

11'6" x 9'8" (3.51m x 2.95m)



UPVC double glazed window to rear with blinds, fitted double wardrobe(s) with full-length mirrored sliding doors, double bed, single radiator, laminate flooring, double power point(s).

View of Bedroom 2



Bedroom 3

8'0" x 8'2" (2.43m x 2.50m)



UPVC double glazed window to rear with blinds, fitted double wardrobe(s) with full-length mirrored sliding doors, single bed, laminate flooring, power point(s).

Family Bathroom



Recently refitted with three piece suite comprising panelled bath with independent shower over and folding glass screen, pedestal wash hand basin and low-level WC, uPVC double glazed window to front with blind, radiator, vinyl flooring.

Outside

Frontage & Drive

Block paved frontage with off road parking for 3 vehicles, side access to the rear garden.

Rear Garden



Large rear garden enclosed by fencing, large patio area with outside store, side access to the front, steps down to a lawn area.

View of Rear Garden



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

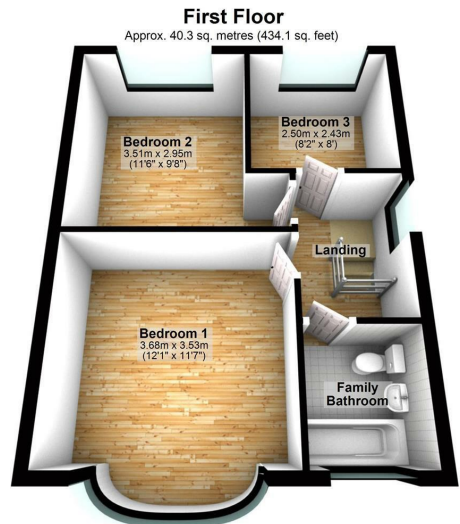
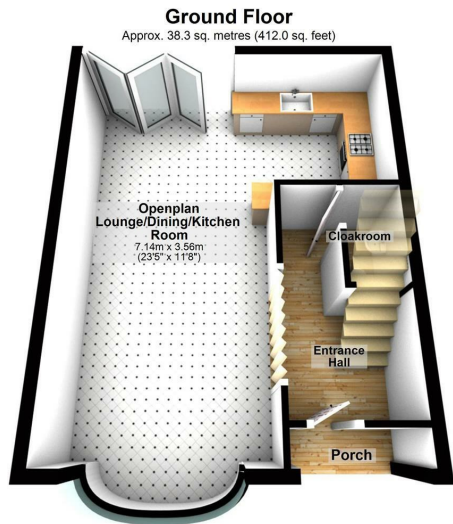
MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All 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.

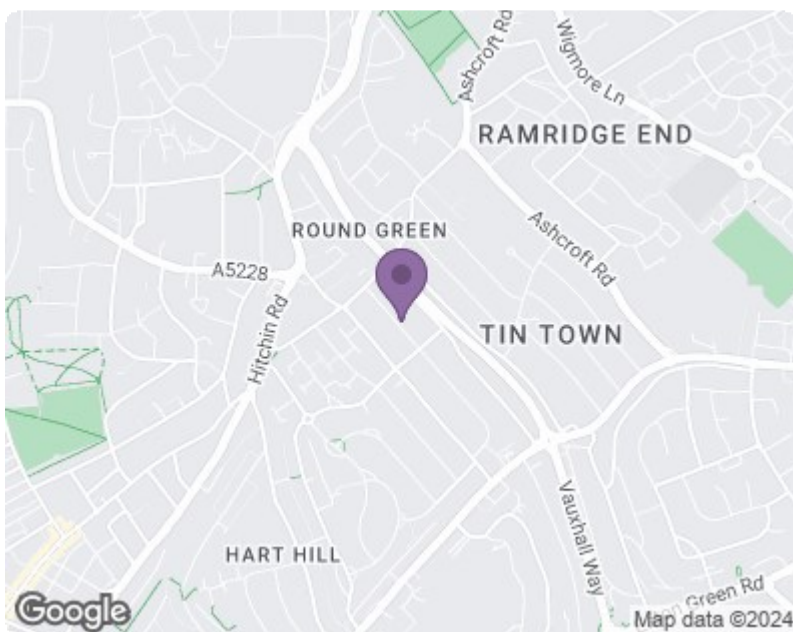
Council Tax Band

Council Tax Band: C

Charge Per Year: £1872.59



Total area: approx. 78.6 sq. metres (846.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		90
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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