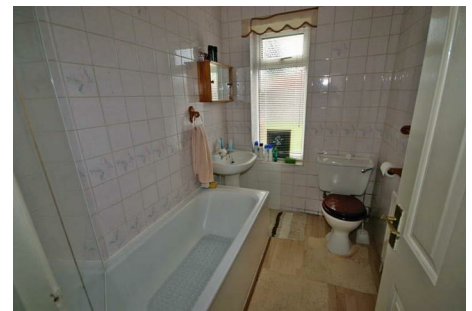




DG
Property
Consultants
Estd. 2000



Montague Avenue, Luton, Beds LU4 9JG
Asking Price £300,000

dg Property Consultants are pleased to be offering for sale this spacious 2 semi detached Bungalow located in Legrave and within walking distance of Legrave Station, ideal for the commuter.

Accommodation comprises: Entrance hall, combined lounge/diner, kitchen, 2 double bedroom, family bathroom. Benefits include: Gas central heating, double glazing, front & rear gardens and off road parking plus, space for a garage (stpp).

Viewing highly recommended and to arrange your viewing call Team DG on 01582-580500



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
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Ground Floor

Entrance Hall



uPVC entrance door, single radiator, wooden laminate flooring, power point(s), doors to lounge/dining room, bedrooms and kitchen.

Lounge/Dining Room

14'0" x 11'2" (4.27m x 3.40m)



Replacement uPVC double glazed window to front, double radiator, fitted carpet, TV point(s), double power point(s), textured ceiling, door to family bathroom..

Fitted Kitchen

7'7" x 9'0" (2.30m x 2.74m)



Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, single radiator, ceramic tiled flooring, power point(s), textured ceiling with fluorescent strip, uPVC double glazed door to rear garden.

Bedroom 1

11'0" x 11'0" (3.35m x 3.35m)



UPVC double glazed window to front, single radiator, fitted carpet, telephone point, power point(s), textured ceiling.

View of Bedroom 1



Bedroom 2

10'6" x 11'0" (3.21m x 3.35m)

UPVC double glazed window to rear, single radiator, fitted carpet, power point(s), textured ceiling.

Family Bathroom



UPVC double glazed window to rear, door to bathroom. three piece suite comprising: Panelled bath with shower over, pedestal wash hand basin, low level Wc, splashback tiling, vinyl flooring, single radiator.

Outside

Front Garden

Front boundary fence, gravelled frontage, access to side via side drive and double gates.

Rear Garden



Reasonable sized rear garden with decking area, lawn area, side access to rear garden.

View of Rear Garden



Off Road Parking

Off road parking to the side, via double gates.

MISDESCRIPTONS ACT - Sales

Should you interested in this property all negotiations should be conducted through dg Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.

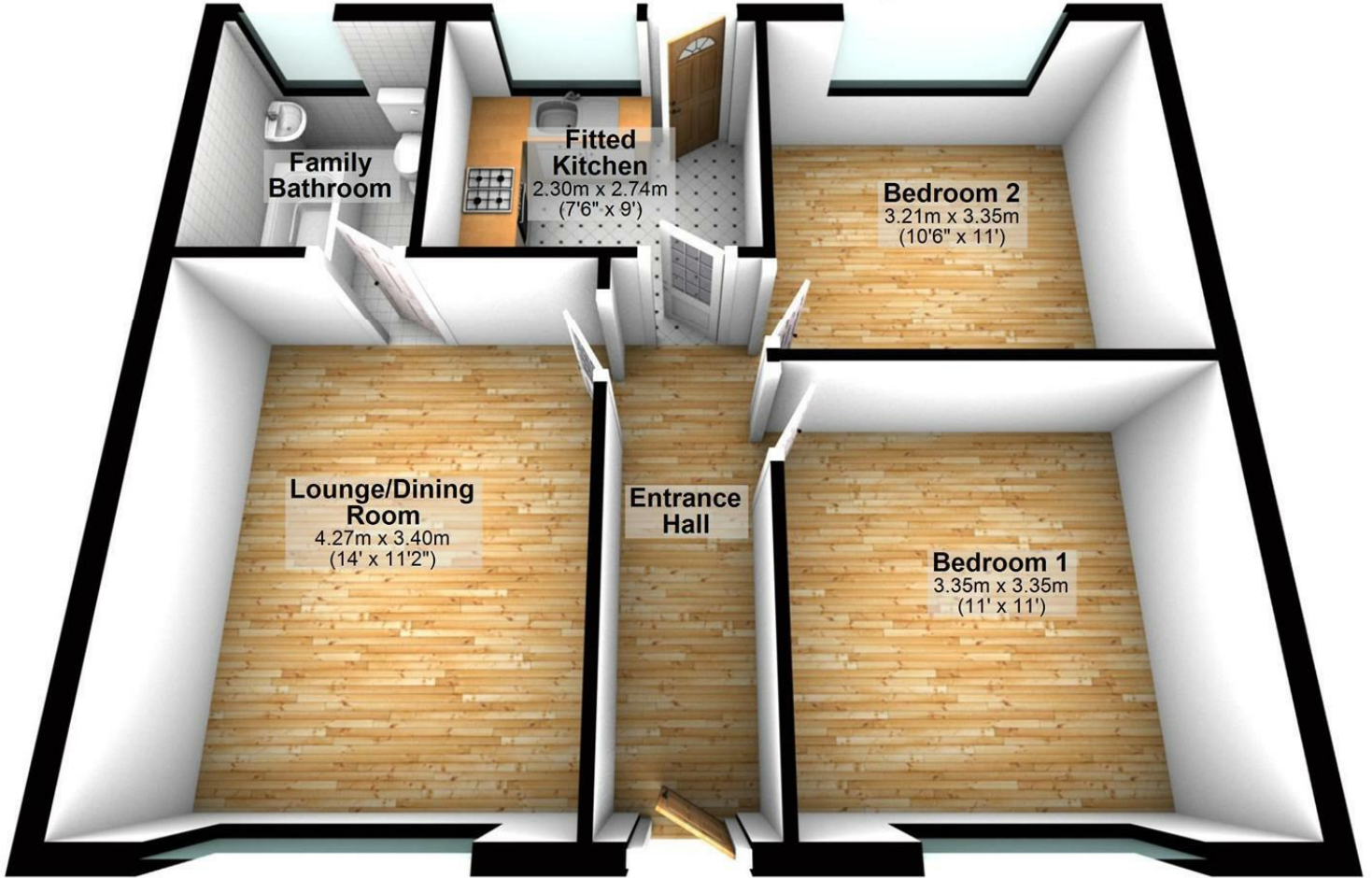
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTONS 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

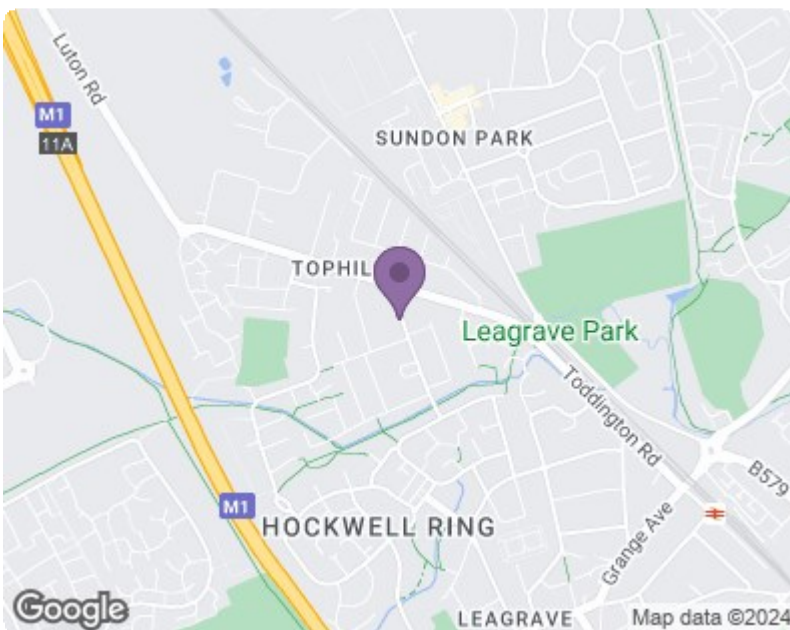
correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor

Approx. 54.5 sq. metres (586.2 sq. feet)



Total area: approx. 54.5 sq. metres (586.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(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			
England & Wales		EU Directive 2002/91/EC	



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