



**DG**  
Property  
Consultants  
Estd. 2000



**Chalkdown, Luton, Bedfordshire LU2 7FH**  
**Asking Price £264,995**

SOLD, SIMILAR PROPERTIES URGENTLY REQUIRED. CALL 01582-580500

This property is offered for an investment purchase only, as it currently has tenant's in occupation under a AST.

DG Property Consultants are offering this 2 bedroom terrace property located on the sought after Warden Hill development. Offered with no upper chain. Accommodation comprising: Entrance hall, good size combined lounge/diner, fitted kitchen, 2 good size bedrooms, modern bathroom. Benefits Include: Double Glazing, gas central heating, off road parking plus front and rear gardens. Benefits include all up to date rental property certificates.

To arrange a viewing please call Team DG on 01582-580500



2 High Street, Toddington,  
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## Ground floor

### Entrance Hall



Upvc entrance door, Laminate flooring, single radiator, power point(s), textured ceiling, carpeted stairs to first floor landing, door combined lounge/dining room, opening to kitchen.

### Lounge Diner



Two upvc double glazed windows to rear, laminate flooring, TV point(s), double power point(s), built-in under-stairs storage cupboard, upvc double glazed double doors to garden.

### View of Lounge Diner

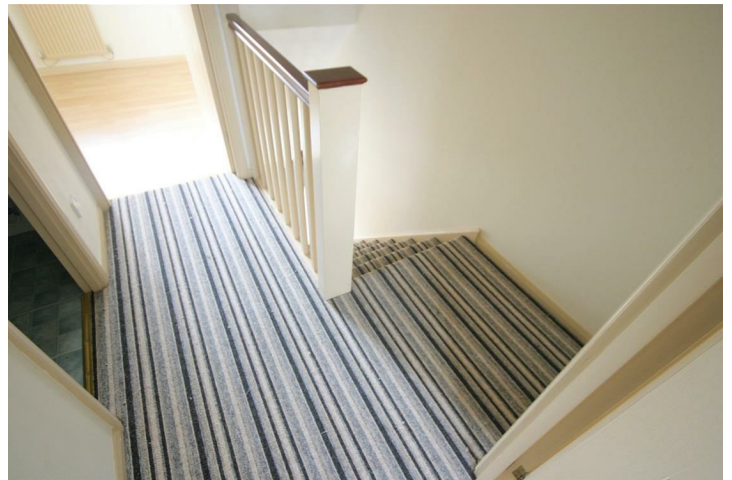


## Fitted Kitchen



Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, space for fridge/freezer and space and plumbing for a automatic washing machine, space for cooker plus points, power points, PVC double glazed window to front, vinyl flooring.

## Landing



Fitted carpet, access to all first floor rooms, access to loft space.

## Bedroom One



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

**View of Bedroom One**



**Bedroom Two**



UPVC double glazed window to front, single radiator, laminated flooring, double power point(s), textured ceiling, airing cupboard.

**View of Bedroom Two**



**Family Bathroom**



Panelled Bath, pedestal wash hand basin and low-level WC, tiled splash backs surround, vinyl flooring, textured ceiling, extractor fan.

**Outside**

**Front Garden**



Shrubs to front, with front path, outside store cupboard.

**Rear Garden**



Enclosed by timber panelled fencing, fully paved rear garden, mature shrubs,



## View of Garden



### Off Road Parking

Off road parking for two vehicles.

### Council Tax Band

Council Tax Band: C

Charge Per Year: £1929

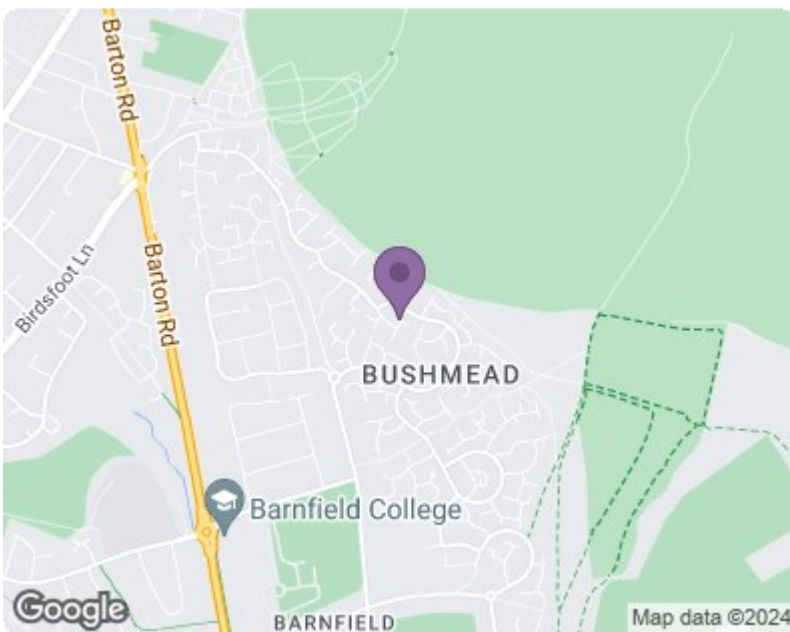
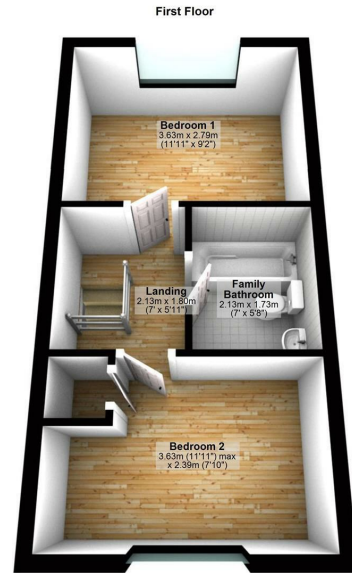
### MISDESCRIPTIONS ACT - Sales

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		89
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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