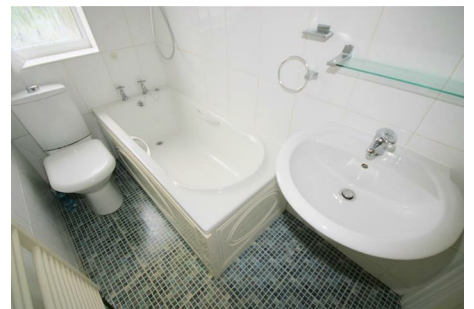




DG
Property
Consultants
Estd. 2000



Trinity Road, Icknield Catchment, Luton, Bedfordshire LU3 1TP
£1,400 PCM

DG Property Consultants Offering this A fully refurbished 2 bedroom semi detached property located within the popular Icknield catchment and within easy access to Leagrave station, ideal for the commuter. Accommodation comprises: Entrance hall, 2 separate reception rooms, re-fitted kitchen, landing, 2 very good sized bedrooms. Benefits include: Gas central heating, double glazing with off road parking! Available Straight Away as Unfurnished !

Call Team dg to arrange a viewing on 01582-580500



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

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Ground Floor

Storm Porch

Entrance Hall

Upvc entrance door, single radiator, laminate flooring, power point(s), carpeted stairs to first floor landing, doors to lounge & dining room.

Living Room

12'7" x 10'10" (3.83m x 3.29m)



UPVC double glazed bay window to front, double radiator, laminate flooring, power point(s), textured ceiling, door to entrance hall.

View of Living Room



Dining Room

7'9" x 10'10" (2.35m x 3.29m)



UPVC double glazed window to rear, double radiator, laminate flooring, power point(s), textured ceiling, open plan to Kitchen, door to entrance hall.

View of Dining Room



Fitted Kitchen

8'0" x 5'11" (2.44m x 1.81m)



Fitted with a matching range of base and eye level units, built in oven & hob and extractor fan, uPVC double glazed window to rear, laminate flooring, power point(s), textured ceiling.

First Floor

Landing



UPVC double glazed window to rear, laminate flooring, power point(s), textured ceiling,

Bedroom 1

13'0" x 9'7" (3.97m x 2.91m)



UPVC double glazed bay window to front, radiator, laminate flooring, power point(s), textured ceiling.

View of Bedroom One



Bedroom 2

11'6" x 8'9" (3.51m x 2.67m)



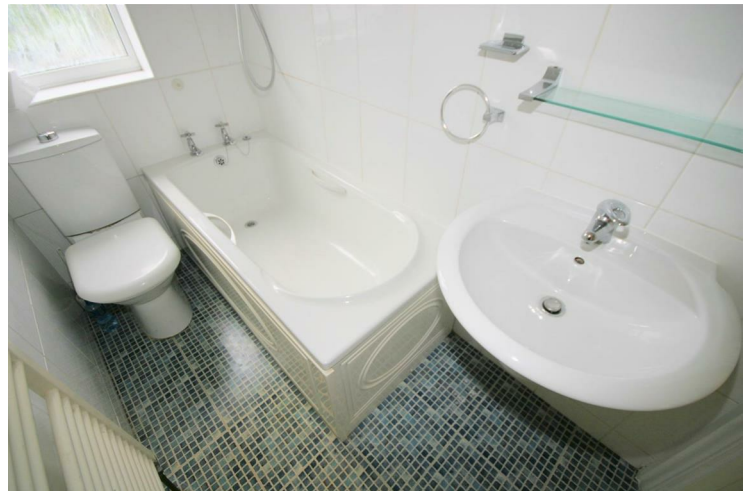
UPVC double glazed window to rear, radiator, laminate flooring, power point(s), artexed ceiling.

View of Bedroom Two



Landing

Family Bathroom



Three piece suite comprising: panelled bath with shower over, pedestal wash, low level Wc, Upvc double glazed window to front, heated towel rail, vinyl flooring, textured ceiling.

Gardens

Frontage with Parking



Mono block front drive, offering off road parking, conifer trees, side access to the rear garden.

Rear Garden



Timber decking area, plus paved area, laid to lawn, side access to the front.

Off Road Parking

Off road parking to the front drive.

Council Tax Band

Council Tax Band: B

Charge Per Year: £1,638.51

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.

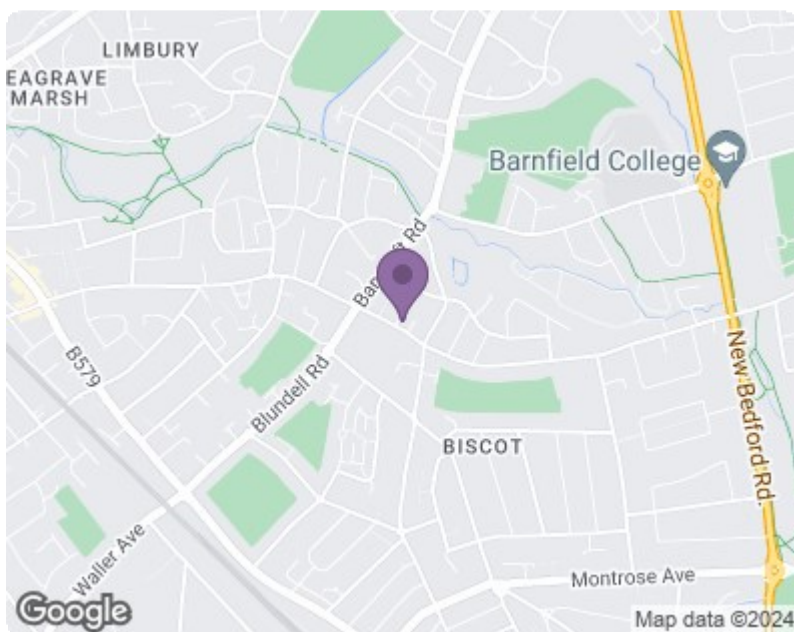
In the event of a Guarantor being required, the same reference procedure above will apply.

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



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			
		63	84

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			
		59	81



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