



DG
Property
Consultants
Estd. 2000



Wadhurst Avenue, Icknield Area, Luton, Bedfordshire LU3 1UH **Asking Price £359,999**

This property is currently tenanted, with notice given.

DG Property Consultants are offering For Sale this sought after and spacious 2 bedroom semi detached Bungalow, located in the Icknield Catchment area on the North side of Luton and situated on a popular road with many other Bungalows. Offered with no upper chain. Accommodation comprises: Entrance porch to hall, good size lounge, dining room, fitted kitchen, 2 good size bedrooms, family bathroom, front garden with driveway parking for 3/4 cars leading to a single garage and a 70ft rear garden. Benefits include: Double glazing & gas central heating.

Viewing is highly recommended!

Cal Team DG on 01582-580500 to arrange your viewing



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Ground Floor Accommodation

Entrance Porch

10'6" x 3'2" (3.20m x 0.97m)

Entrance patio door, fitted carpet, glazed entrance door into the dining room.

Dining Room

14'7" x 12'10" (4.45m x 3.91m)



UPVC double glazed window to side, single radiator, fitted carpet, double power point(s), coved ceiling, access to loft space, doors to lounge, bedroom one & two plus the bathroom.

View of Dining Room



Lounge

12'0" x 14'0" (3.66m x 4.27m)



Single radiator, fitted carpet, TV point(s), double power point(s), coved ceiling, living flame effect gas fire set in feature surround, UPVC double glazed patio door to lean to wooden conservatory, door to kitchen.

View of Lounge



Wooden Conservatory

10'6" x 5' (3.20m x 1.52m)



Timber and single glazed construction, fitted carpet, double doors to garden.

Kitchen

10'0" x 9'0" (3.05m x 2.75m)



View of Kitchen



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer and cooker, electric point for cooker, uPVC double glazed window to rear, uPVC double glazed window to side, single radiator, fitted carpet, double power point(s), coved ceiling with fluorescent strip, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to rear garden.

Bedroom 1

12'6" x 12'10" (3.81m x 3.91m)



View of Kitchen



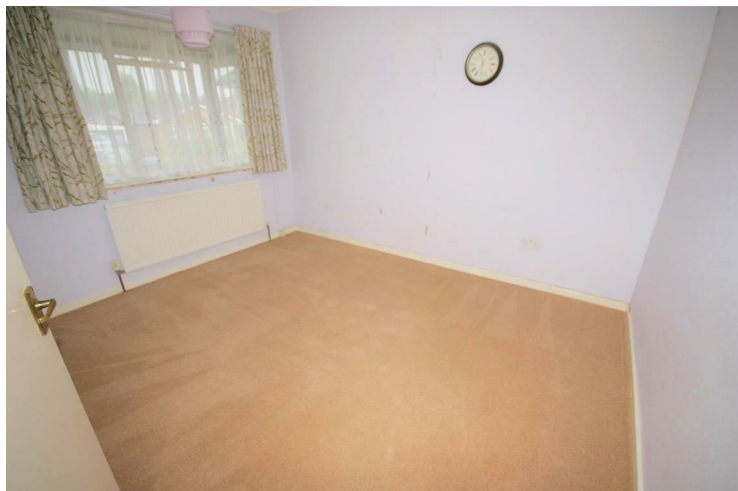
UPVC double glazed bay window to front, double radiator, fitted carpet, double power point(s), coved ceiling.

View of Bedroom 1



Bedroom 2

11'7" x 10'2" (3.52m x 3.11m)



Window to front, single radiator, fitted carpet, double power point(s), coved ceiling.

Family Bathroom



Three piece suite comprising panelled bath, pedestal wash hand basin and low-level, half height ceramic tiling to all walls, single radiator, uPVC double window to side.

View of Family Bathroom



Outside of the property

Front Garden



Front boundary wall, laid to lawn with flowers & shrubs to borders, Access to rear garden via double gates to the side.

Side Drive

Side drive leading to the garage from the front, offering further off road parking.

Rear garden



Enclosed by timber panelled fence, laid to lawn, well stocked with mature flowers, shrubs & trees, patio area. Side drive leading the front of the property with double wooden gates, offering ample off road parking.

Single Garage

16'6" x 8'6" (5.03m x 2.59m)

Detached brick built single garage with a personal door to rear garden, window to side, front metal up and over door.

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.

Ground Floor
Approx. 95.4 sq. metres (1027.2 sq. feet)



Total area: approx. 95.4 sq. metres (1027.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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