

£1,300 PCM

**Chesford Road, Stopsley
Luton, Bedfordshire LU2 8DT**

DG Property Consultants are offering this very well presented extended 2 bedroom End of Terrace property located within the sought after Stopsley area of Luton.

Accommodation comprises: Entrance hall, good size Lounge, combined refitted kitchen/dining room, ground floor modern family bathroom, landing, 2 double bedrooms the master with an en-suite shower room. Benefits include: Gas central heating, full double glazing, off road parking to the front and private rear garden. The garage is not included.

Offered as unfurnished & available straight away.

Call Team DG to arrange your viewing on 01582-580500

2 Bedroom Extended End of Terrace

Well Presented Throughout

Refitted Kitchens/Dining Room

Good Size Lounge

Double Glazed & Gas C-H

Off Road Parking & Rear Garden

En-Suite Shower Room to Bedroom 1

Ground Floor Family Bathroom



Ground Floor

Entrance Hall

uPVC double glazed entrance door, replacement uPVC double glazed window to side, single radiator, fitted carpet, coving to textured ceiling, stairs to first floor landing, door to Kitchen / Diner and ground floor bathroom.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling, or woodwork as the pictures illustrates. Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request.



Fitted Kitchen/Dining Room

22'4" x 7'11"

Refitted with a matching brand new range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, New built-in electric fan assisted oven, four ring gas hob with New extractor hood over, replacement uPVC double glazed window to side, double radiator, ceramic tiled flooring, double power point(s), coving to textured ceiling, uPVC double glazed French double door to garden, archway opening lounge.

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View of Kitchen/Dining Room

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View of Kitchen/Dining Room

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Lounge

10'6" x 14'1"

Replacement uPVC double bay bow window to front, replacement uPVC double glazed window to side, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), living flame effect gas fire set in feature surround.

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View of Lounge

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Ground Floor Family Bathroom

Refitted with three piece suite comprising panelled bath with shower hand shower attachment over, wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, replacement uPVC double glazed window to side, fitted carpet, textured ceiling, wall mounted gas boiler serving heating system and domestic hot water.



First Floor

Landing

Fitted Carpet, access to both bedrooms.

Bedroom 1

12'8" x 14'0"

Replacement uPVC double glazed window to side, replacement uPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), textured ceiling, sliding door to en-suite shower rom.

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View of Bedroom 1

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En-suite Shower Room

Recently refitted with three piece suite comprising recessed tiled shower area with electric shower, pedestal wash hand basin, low-level WC and extractor fan, replacement uPVC double glazed window to rear, single radiator, vinyl flooring.

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View of En-Suite Shower Room



Bedroom 2

10'6" x 14'0"

Two replacement uPVC double glazed windows to front, built-in double wardrobe(s), two single radiators, fitted carpet, double power point(s), double door.

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View of Bedroom 2

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View of Bedroom 2

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Outside

Frontage and Parking

Mono block frontage, offering off road parking

Rear Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.

Rear Garden

Enclosed by a wall and fencing, laid to lawn, paved patio area, outside store.

Rear Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



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View of Rear Garden

Rear Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Oven

Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Hob

Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



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View of Sink

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View of Extractor

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Council Tax Band

Council Tax Band : B

Charge Per Year : £1719



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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 able to withdraw the property from the market until the completed application along with supporting documentation have been received. Also, holding deposit may be requested.

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.

Property Keys

Keys - Fobs - supplies for the property you are renting.

2 x Front Door Keys

1 x Kitchen to Garden Door Key

Property Condition Report

I / we have checked through the Inventory and Statement of Condition and have found them to be correct. All appliances are in working order and inventory items are in a good clean condition except where stated in the inventory & condition report.

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

Tenancy Date

Tenancy Start Date:

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.



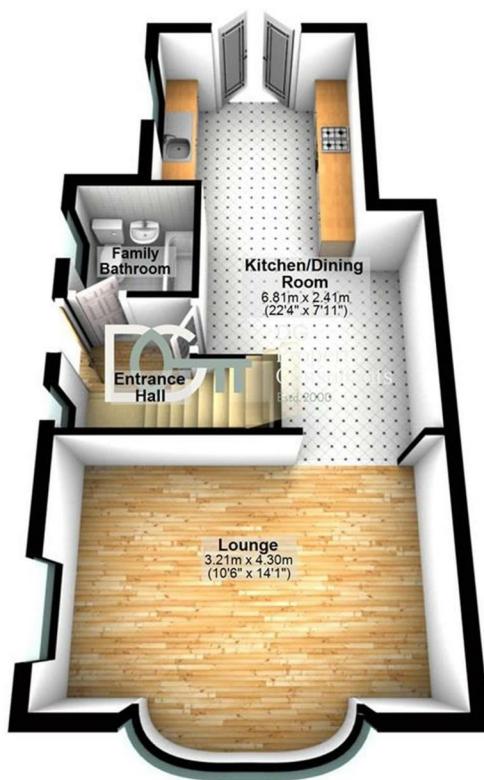
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Ground Floor



First Floor



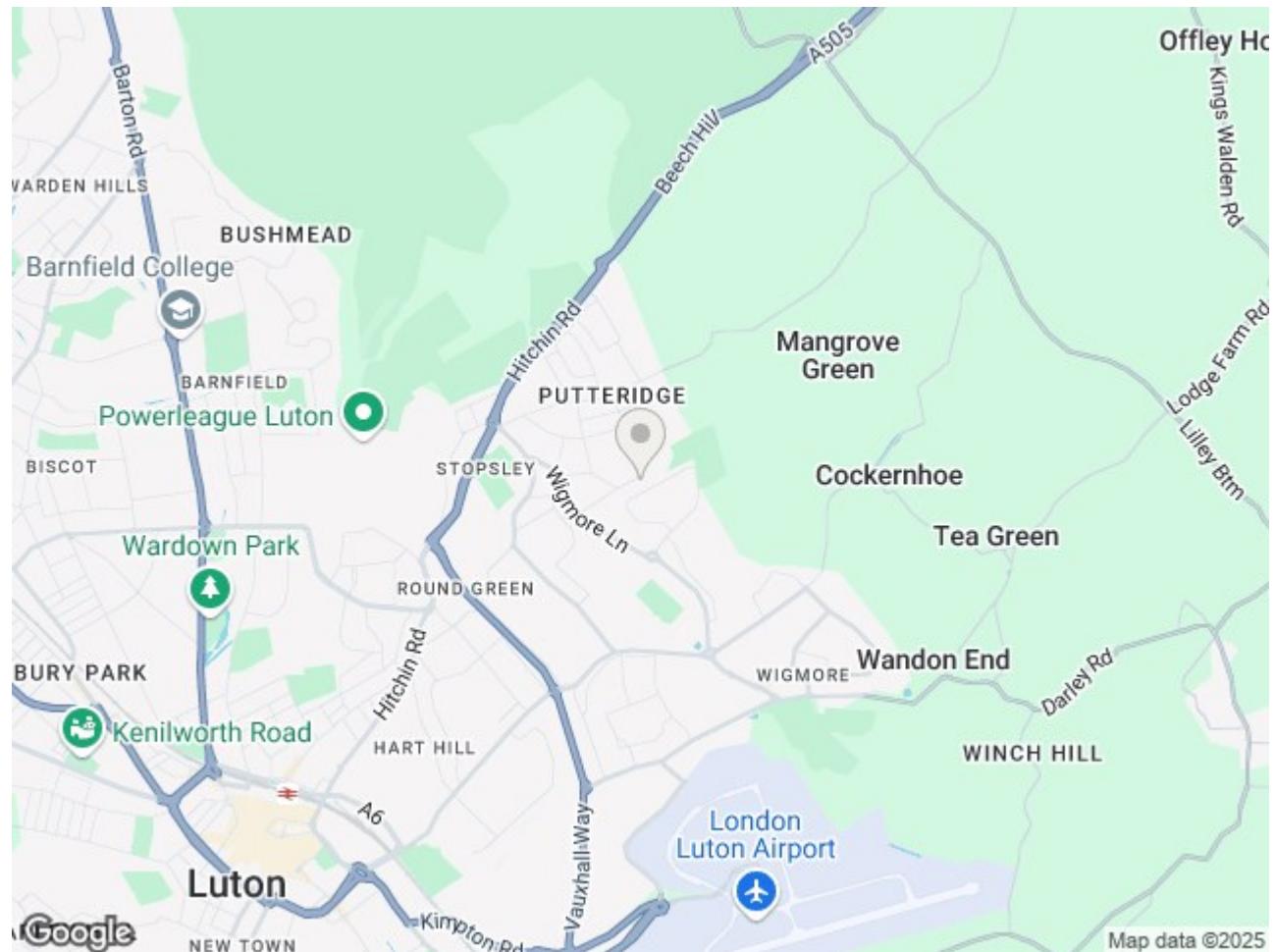
Total area: approx. 84.7 sq. metres (911.9 sq. feet)



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