



**DG**  
Property  
Consultants  
Estd. 2000



## **Hammersmith Gardens, Houghton Regis, Bedfordshire LU5 5RG**

### **£1,300 PCM**

DG Property Consultants are pleased to offer this refurbished and generously sized two-bedroom semi-detached home to rent. Available straight away and offered unfurnished.

The property is situated in the sought-after location of Houghton Regis.

The accommodation comprises an entrance hall, a spacious open-plan lounge/dining room, a modern refitted kitchen, and a downstairs cloakroom. To the first floor are two well-proportioned double bedrooms and a contemporary refitted family shower room.

Further benefits include double glazing, gas central heating, full redecoration throughout, and new flooring. Externally, the property features a frontage with a private parking space and a rear garden, making it ideal for comfortable family living.

To arrange a viewing, please contact Team DG on 01525 310200 to book an appointment.



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## Ground Floor Accommodation

### Entrance Hall



UPVC double glazed entrance door, double radiator, fitted carpet, double power point(s), smoke detector, access doors to kitchen, lounge/diner, cloakroom and 2 x built in storage cupboards, carpeted stairs to first floor landing,

### Cloakroom



UPVC double glazed window to side, two piece suite comprising: wash hand basin, low-level WC and extractor fan, tiled splashbacks, single radiator, vinyl flooring.

### Fitted Kitchen

10'2" x 7'6" (3.11m x 2.29m)



Fitted with a matching 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, built-in electric fan assisted oven, four ring electric halogen hob with extractor hood over, uPVC double glazed window to front, double radiator, wooden laminate flooring, double power point(s).

### View of Kitchen



### View of Kitchen





### Lounge/Dining Room

10'6" x 14'6" (3.20m x 4.42m)



UPVC double glazed window to rear, double radiator, fitted carpet, cable telephone point(s), TV point(s), double power point(s), smoke detector, uPVC double glazed door to rear to garden.

### View of Lounge/Dining Room



### View of Lounge/Dining Room



### First Floor Accommodation

### Landing



Fitted carpet, power point(s), smoke detector, access to loft space, doors to all first floor rooms.

Airing cupboard.

### Bedroom 1

9'6" x 14'6" (2.90m x 4.42m)



UPVC double glazed window to rear, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s).

### View of Bedroom 1



## Bedroom 2

7'6" x 11'4" (2.29m x 3.45m)



UPVC double glazed window to front, double radiator, fitted carpet, double power point(s), built in wardrobe.

## View of Bedroom 2



## Family Shower Room



Recently refitted with three piece suite comprising recessed tiled double shower cubicle with overhead rain shower over and hand held mixer with a glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, uPVC double glazed window to side, single radiator.

## View of Shower Room



## Outside of the property

### Front Garden

Front path to the front of the property, side passage with gate to the rear garden. Laid to lawn, mature tree.

### Rear Garden



Enclosed rear garden, side passage leading to the front of the property. patio area, lawn area.

### Off Road Parking

Off road parking space at the front with shared visitors space.

### Tenant(s) Application

#### Tenant Application

Once you have found a suitable property to rent and all terms have been agreed, you will be required to complete our tenant application form. Each tenant must complete the form individually and submit it together with the following supporting documentation:

Photo Identification: A valid passport or ID card (for non-UK or non-EU residents, a valid residence share code (Providing digital immigration status) to validate your right to reside in the UK.

Proof of Residence: A current utility bill.

Employment Details: Recent payslips x 3 & a P60.

Bank Statements: Six months' bank statements showing income and regular rental payments.



DG Property Consultants will be unable to withdraw the property from the market until the completed application form and all supporting documentation have been received. A holding deposit may also be requested.

#### Right to Rent, Credit Checks, and References

Right to Rent checks, credit checks/searches, and references are carried out by a professional referencing company. This process includes references from previous landlords or letting agents, current employment references, and an analysis of bank statements.

If a guarantor is required, the same referencing procedure will apply.

Refusal is only permitted where there is a genuine and lawful reason, such as: Preventing statutory overcrowding. The tenant's income being insufficient to meet affordability requirements. Any blanket bans contained within insurance, mortgage, or lease terms will generally be invalid.

#### Tenancy Setup and Payments

Once your application has been successfully approved, your tenancy will be agreed and set up. The balance of the deposit will then become immediately due, followed by payment of the first month's rent no later than one week prior to the start date of the tenancy.

#### **The Property Misdescriptions Act 1991 - Sales & Leases**

The Property Misdescriptions Act 1991 - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

#### Important Notice / Disclaimer

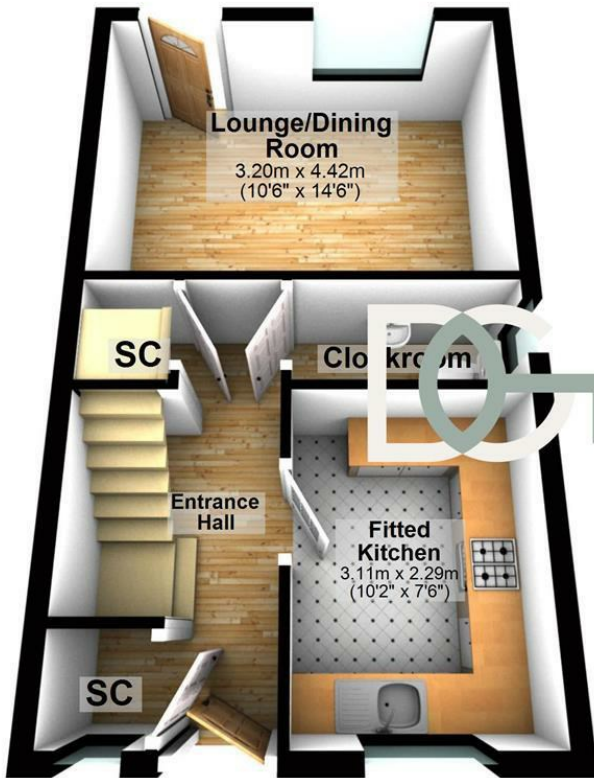
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

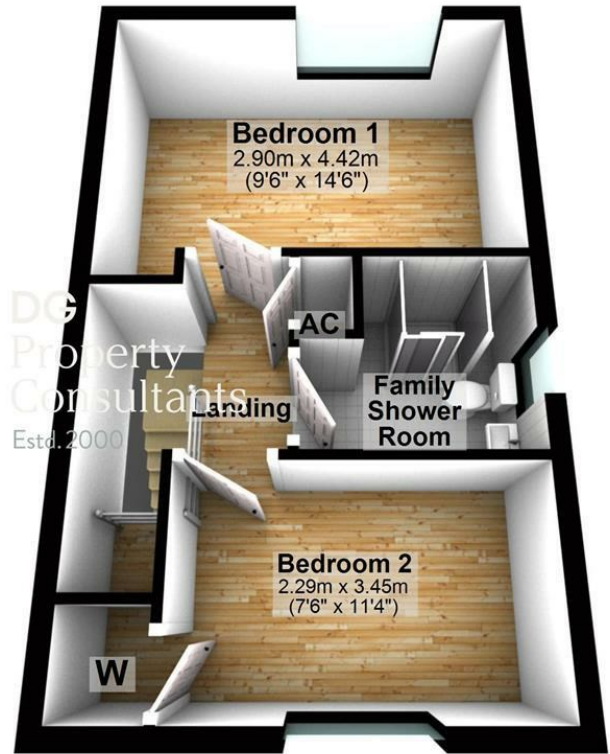
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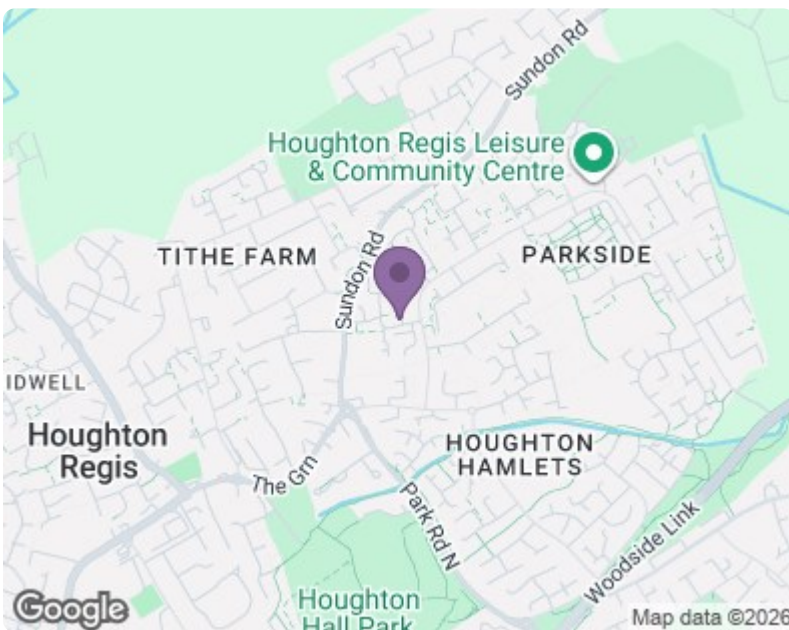
## Ground Floor



## First Floor



Total area: approx. 65.1 sq. metres (700.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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