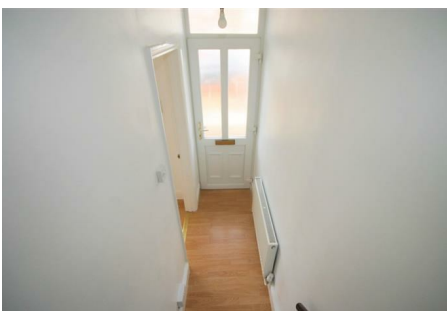




**DG**  
Property  
Consultants  
Estd. 2000



**Stapleford Road, Stopsley, Luton, Bedfordshire LU2 8AX**  
**£1,300 PCM**

DG Property Consultants Offering this spacious and well presented 2 bedroom End of Terraced property for rent, available from 21st January 2026 as unfurnished, located in the sought after Stopsley area of Luton.

Accommodation comprising: Entrance hall, living Room, good sized combined fitted kitchen/diner, 1st floor, landing, two double sized bedrooms, modern refitted bathroom.

Benefits Include: Double glazing, gas central heating. Frontage and good size private rear garden, road side parking. This property must be Viewed! Call Team DG on 01582-580500 to book an appointment.



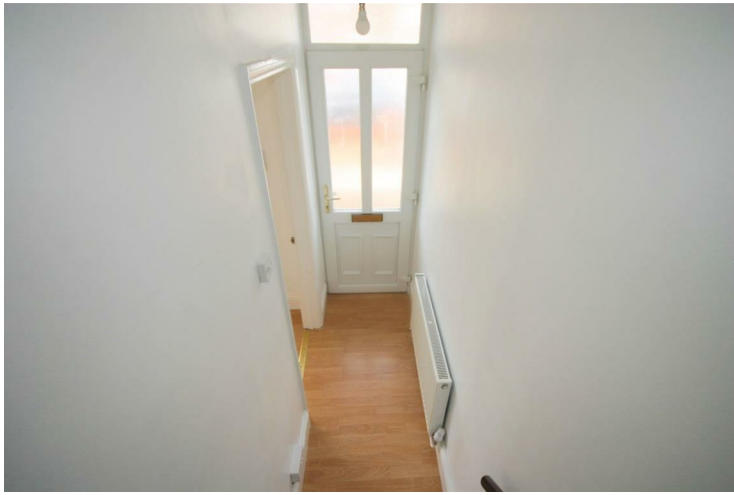
2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
dgpropertyconsultants.co.uk  
Toddington 01525 310200  
Luton 01582 580500

dgpropertyconsultants.co.uk  
01525 310200



## Ground Floor

### Entrance Hall



uPVC double glazed door, single radiator, laminate flooring, stairs to first floor landing, door to living room.

### Living Room

11'0" x 8'7" (3.36m x 2.61m)



UPVC double glazed bay window to front, double radiator, laminate flooring, power point(s), tv point, door to kitchen.

### View of Living Room



Left clean, tidy & rubbish free. No visible marks to walls, professionally cleaned and the carpets professionally cleaned.

The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

### Kitchen/Diner

10'2" x 11'9" (3.10m x 3.59m)



Modern fitted kitchen with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink unit with mixer tap, plumbing and space for a washing machine and fridge, gas freestanding cooker, (under counter fridge and washing machine are left for the incoming tenants to use, but should they breakdown, then they should repair themselves or replace them with their own), double radiator, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, power point(s), uPVC double glazed French double door to the rear garden.

### View of Kitchen





**View of Kitchen**

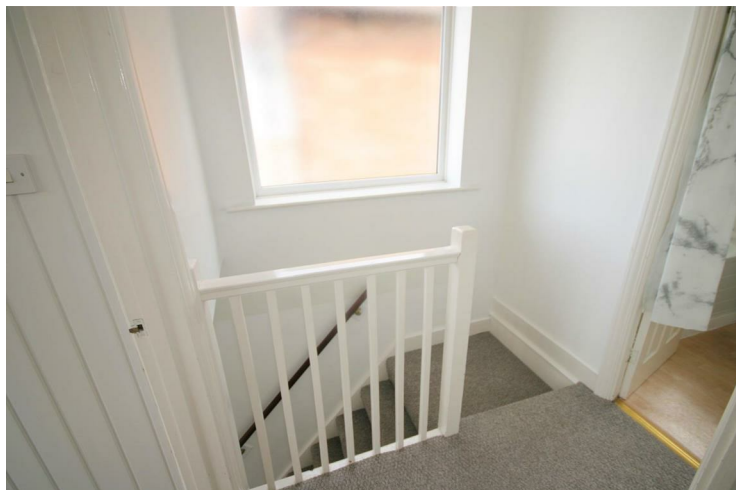


**View of Kitchen**



**First Floor**

**Landing**



UPVC double glazed window to side, fitted carpet doors to bedrooms and bathroom.

**Bedroom 1**

9'5" x 13'11" (2.88m x 4.25m)



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

**View of Bedroom 1**



**Bedroom 2**

11'8" x 8'4" (3.56m x 2.53m)



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



**View of Bedroom 2**



**Rear Garden**



**Family Bathroom**



UPVC double glazed window to rear, refitted bathroom comprising: White suite, panelled bath with shower, pedestal wash hand basin, low level Wc, splashback tiling, vinyl flooring, single radiator.

**View of Shower**



**Outside**

**Front Garden**

Front boundary wall, mono block frontage, side access to rear garden.

No parking on the front of the property.

**View of Rear Garden**



**View of Rear Grden**



**Road Side Parking Only**

**Council Tax Band**

Council Tax Band : B

Charge Per Year : £1804.78

### **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.



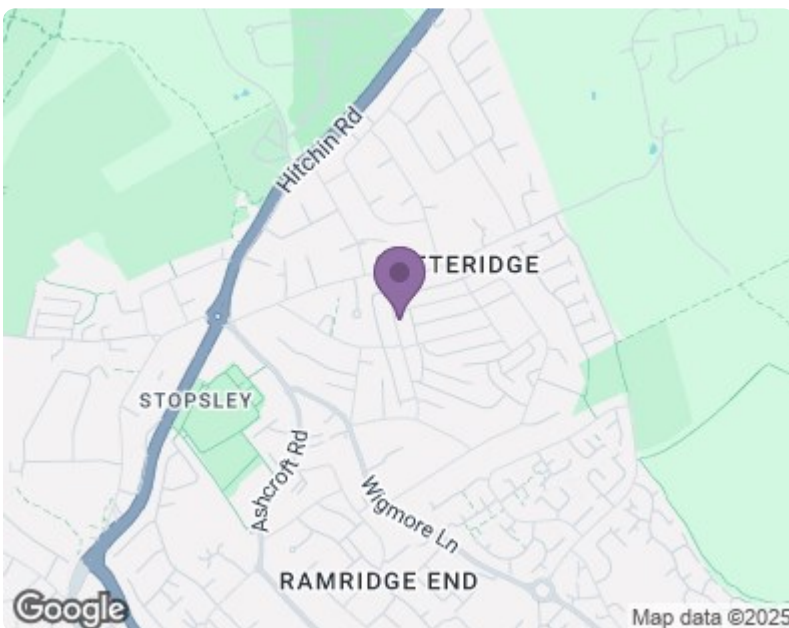
## Ground Floor



## First Floor



Total area: approx. 51.3 sq. metres (552.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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