



**DG**  
Property  
Consultants  
Estd. 2000



## **Shelley Road, Luton, Bedfordshire LU4 0JA**

### **£1,500 PCM**

Situated in the sought-after Poets Area, this good size 3 bedroom mid terrace property presents an excellent opportunity for those seeking a comfortable and modern living. Located on the L&D Borders area of Luton, making it ideal for hospital workers.

Accommodation comprising: Entrance hall, separate lounge and dining room, fitted kitchen, combined modern family bathroom, three good size bedrooms and front & rear garden plus on street parking.

Offered as unfurnished and available from 7th January 2026.

To arrange your viewing call Team DG on 01582-580500

The Poets Area is renowned for its accessibility to local amenities, including shops, parks, and schools, making it an ideal location for families and professionals alike. The property also benefits from easy access to public transport links, providing a straightforward commute to nearby towns and cities.



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## Ground Floor Accommodation

### Entrance Hall

Hardwood entrance door with window to side single radiator, wooden laminate flooring, power point(s), carpeted stairs to first floor landing, doors to lounge & kitchen.

### Lounge

13'6" x 10'0" (4.12m x 3.05m)



UPVC double glazed bay window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), double doors to dining room.

### Dining Room

11'0" x 10'0" (3.36m x 3.05m)



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

## Kitchen

11'0" x 6'0" (3.36m x 1.83m)



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, automatic washing machine, fridge/freezer and microwave all left for any incoming tenant to use, but should they breakdown then the tenants should replace them with their own. Electric oven, four ring gas hob with extractor hood over, window to rear, wooden laminate flooring, double power point(s), wall mounted gas boiler serving heating system and domestic hot water with heating timer control, door to garden.

### View of Kitchen



## First Floor Accommodation

### Landing

Fitted carpet, power points, access to all first floor rooms.

### Bedroom 1

12'0" x 12'0" (3.66m x 3.65m)



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

### View of Bedroom 1



### Bedroom 2

11'0" x 9'11" (3.36m x 3.02m)



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

### View of Bedroom 2



### Bedroom 3

8'0" x 7'2" (2.44m x 2.18m)

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

### Family Bathroom



Three piece suite with panelled bath with electric shower over and hand held mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to front, single radiator, vinyl flooring.

### View of Bathroom



### Outside of the property



**Front Garden**

Front boundary wall, front lawn, path to the front of the property, side passage to the rear garden.

On street parking.

**Rear Garden**

Enclosed to timber fencing, patio area, laid to lawn, side access to the front of the property.

Tenants will be asked to maintain the garden to where the lawn finishes in the picture.

**Council Tax Band**

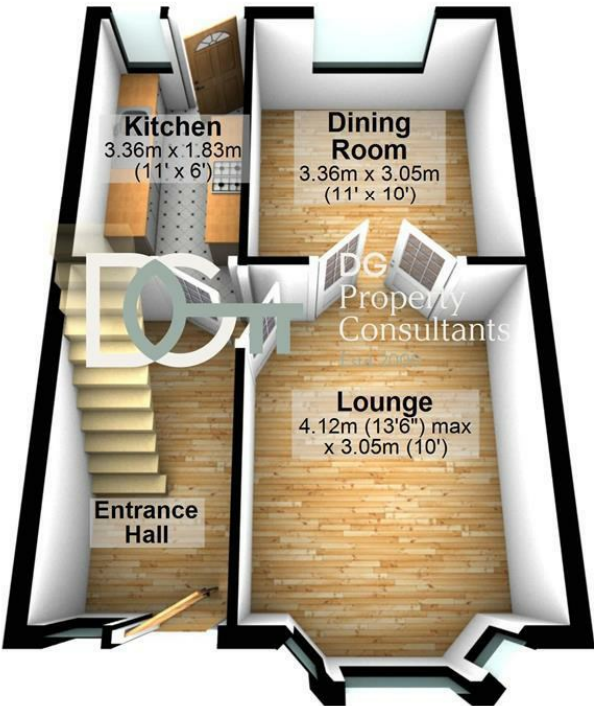
Council Tax Band : B

Charge Per Year : £1546.96

**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.

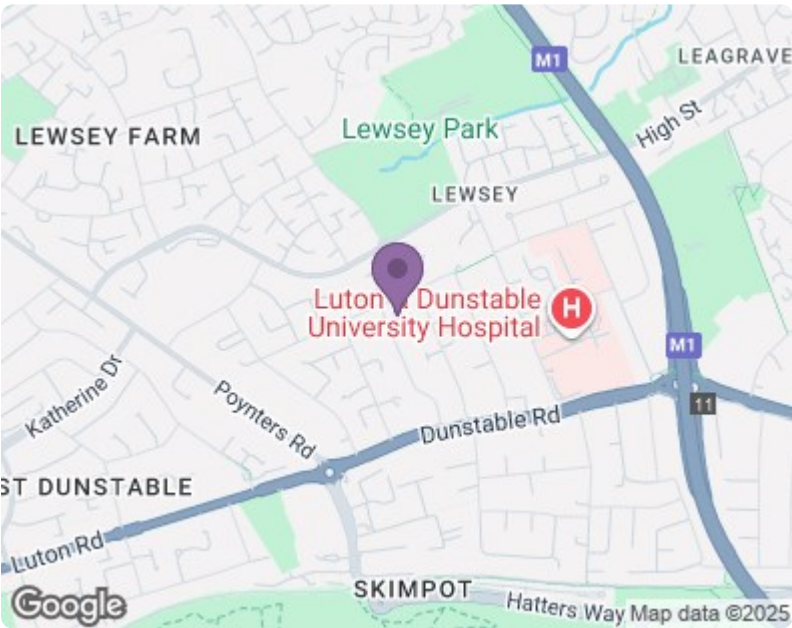
Ground Floor



First Floor



Total area: approx. 70.0 sq. metres (753.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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