

DG
Property
Consultants
Estd. 2000



£1,200 PCM

**Felbrigg Close, Wigmore
Luton, Bedfordshire LU2 8UL**

DG Property Consultants are delighted to present this two-bedroom terraced house for rent, situated on the highly desirable Wigmore park development in Luton. Upon entering the entrance hall with a combined lounge/diner, adjacent refitted kitchen. The first floor comprises two good size bedrooms and family bathroom.

Outside, the property boasts a front garden, with off-road parking area to the front. This home benefits from double glazing, gas central heating and is available from mid August 2025 as unfurnished.

For further information or to arrange a viewing, please contact us at 01582-580500.

2 Bedroom Cluster Home

Sought After Wigmore Development

Combined Lounge/Diner

Refitted Kitchen

Modern Family Bathroom

Double Glazed & Gas Central Heating

Allocated Parking Space

Available Straight Away as Unfurnished



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Luton 01582 580500

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Ground Floor Accommodation

Storm Porch

Outside storage shed.

Entrance Hall

Upvc double glazed entrance door, single radiator, fitted carpet, power point(s), textured ceiling with smoke detector, two built-in storage cupboard, door kitchen, door lounge/diner.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. The pictures illustrate.. 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



Lounge/Diner

12'4" x 12'6"

Replacement uPVC double glazed box window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, carpeted stairs to first floor landing.

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View of Lounge/Diner

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View of Lounge/Diner

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Fitted Kitchen

12'4" x 6'8"

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 & space for automatic washing machine, space for upright fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, replacement uPVC double glazed window to front, vinyl flooring, double power point(s), textured ceiling.

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View of Kitchen

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View of Kitchen

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View of Sink

Sink: 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 Extractor Fan

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.



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.



First Floor Accommodation

View of Stairs

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Landing

Fitted carpet, power point(s), textured ceiling with smoke detector, doors to all first floor rooms.

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Bedroom 1

12'2" x 11'5"

Replacement uPVC double glazed box window to front, single radiator, fitted carpet, TV point(s), power point(s), textured ceiling.

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View of Bedroom 1

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Bedroom 2

12'2" x 6'9"

Replacement uPVC double glazed window to front, single radiator, fitted carpet, power point(s), textured ceiling, access to space.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. The pictures illustrate.. 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



View of Bedroom 2

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Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, vinyl flooring, textured ceiling.

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View of bathroom

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Outside of the property

Front Garden

Enclosed by a picket fence, mainly laid to lawn, timber shed.

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



Off Road Parking

Allocated off road parking area to the front of the property.

Council Tax Band

Council Tax Band : C

Charge Per Year : £2062.61

Property Keys

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

Should any keys or fobs supplied are lost or broken, then it's the tenants responsibility to replace them.

2 x Front Door Keys

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:



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Tenants Printed Name.

Tenant(s) Name(s):

Tenancy Date

Tenancy Start Date:

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.

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



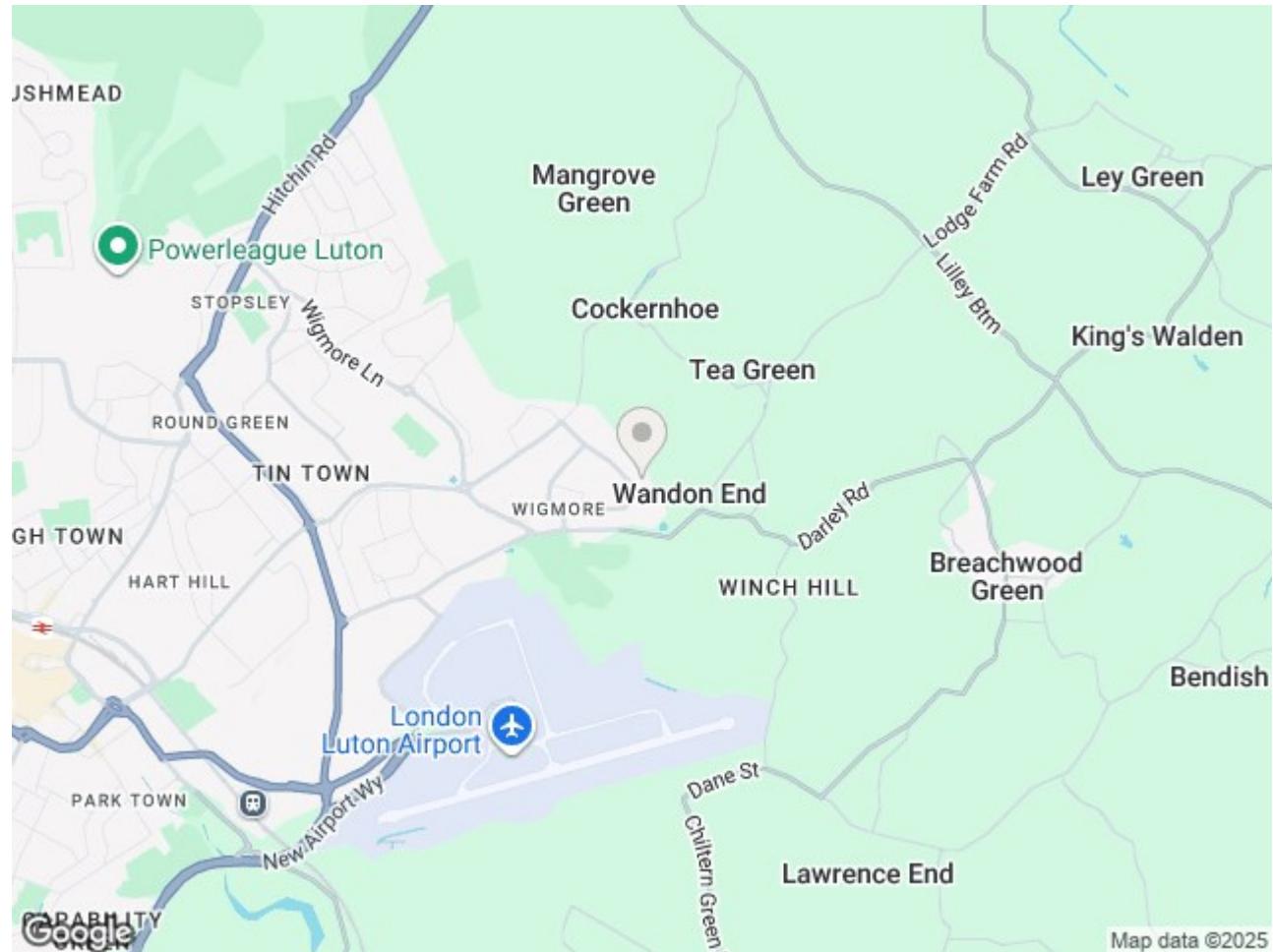
Total area: approx. 54.2 sq. metres (583.9 sq. feet)



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