



**DG**  
Property  
Consultants  
Estd. 2000



**Elveden Close, Bushmead, Luton, Bedfordshire LU2 7FF**  
**Asking Price £279,995**

DG Property Consultants are offering this 2 bedroom semi-detached property located on the sought after Bushmead area. Offered with no upper chain.

Accommodation comprising: Entrance porch, good size lounge, refitted modern kitchen/diner, landing, 2 good sized bedrooms, modern white refitted bathroom. Benefits Include: Double glazing, gas-central heating throughout. Front and good size rear garden, single garage & ample off road parking.

To arrange a viewing please call Team DG on 01582-580500



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

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## Ground Floor

### Entrance Porch



Replacement uPVC double glazed window to front, fitted carpet, uPVC door lounge.

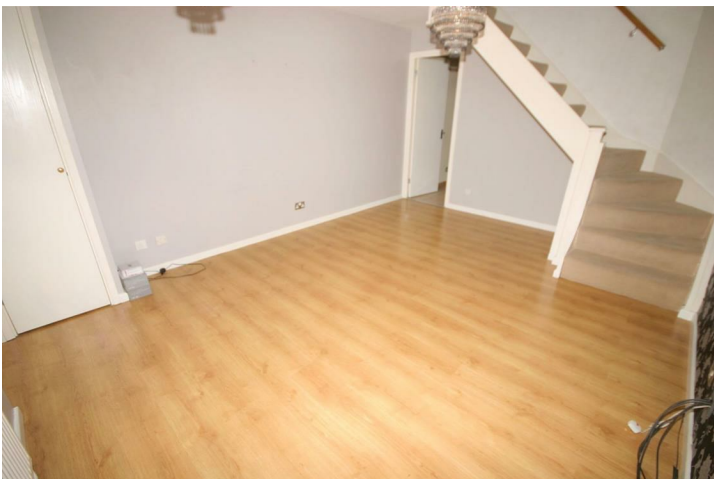
### Living Room

15'6" x 11'10" (4.72m x 3.61m)



Replacement uPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), stairs, door to first floor landing, door to kitchen/dining room.

### View of Living Room



## Kitchen/Diner

9'0" x 11'10" (2.74m x 3.61m)



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 oven, built-in four ring electric hob with extractor hood over, replacement uPVC double glazed window to rear, ceramic tiled flooring, double power point(s), uPVC glazed patio door to garden.

### View of Kitchen/Diner



## First Floor

## Landing



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

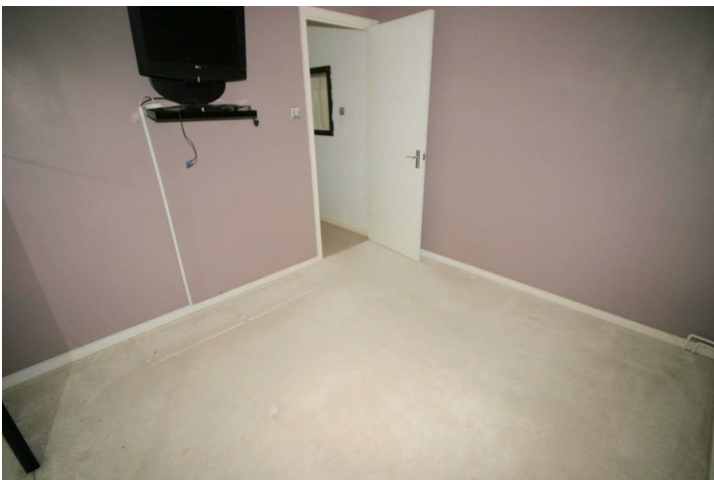
## Bedroom 1

9'0" x 11'10" (2.74m x 3.61m)



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

## View of Bedroom 1



## Bedroom 2

7'6" x 11'10" (2.28m x 3.61m)



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

## View of Bedroom 2



## Family Bathroom



Refitted with three piece suite comprising panelled bath with independent electric shower over and with glass screen, pedestal wash hand basin and low-level, tiled splashbacks, heated towel rail, replacement uPVC double glazed window to side, vinyl flooring, built-in over-stairs storage cupboard.

## Outside

## Front Garden



Laid to lawn.

## Rear Garden



Laid to lawn, paved patio, side borders with shrubs, personal door from garden into the garage.

## View of Rear Garden



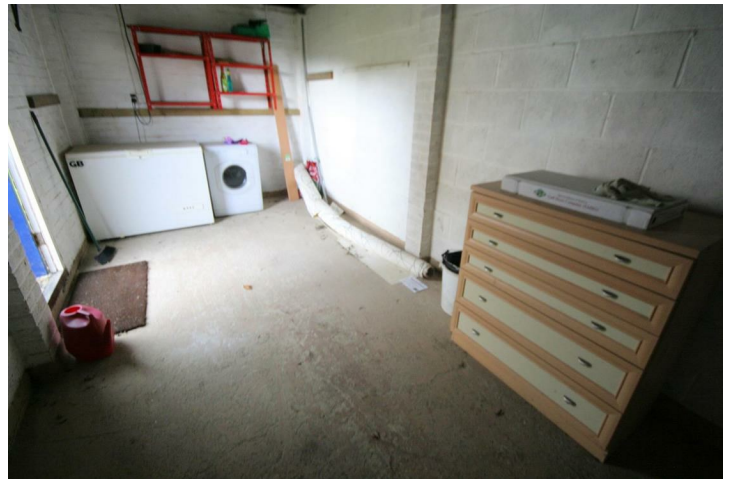
Neat and tidy as season presents.

## Single Garage



Single brick built garage (Garage with Blue Up & Over Door), located to the rear of the property, personal door to rear garden, up & over door to the front..

## View of Garage



On exit of the tenancy the garage will have the same items stated in the picture. Nothing else.

## Council Tax Band

Council Tax Band: C

Charge Per Year: £1929

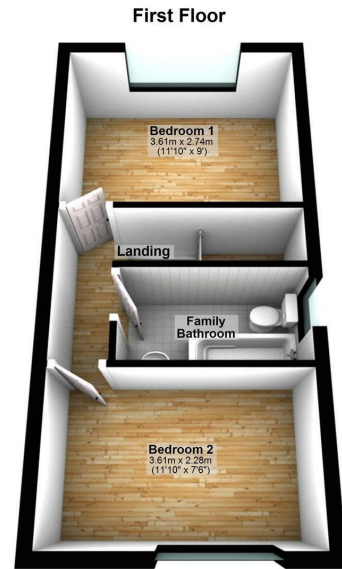
## MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through dg Property Consultants. Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

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.



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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		68	73
	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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		67	72
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