



DG
Property
Consultants
Estd. 2000



Wilsden Avenue, Farley Hill, Luton, Bedfordshire LU1 5HW
Asking Price £289,950

DG Property Consultants are offering this 3 bedroom end of terraced property located within walking distance of Luton town centre. Within easy reach of mainline train links and M1 access ideal for a commuter. The property would benefit from some general modernisation throughout. Upon entering the entrance hall leading into a combined lounge/dining room, adjacent kitchen with access to the rear garden. The first floor comprises three bedrooms (2 with wardrobes) and a combined family bathroom. Outside, the property boasts both frontage and rear gardens, ideal for family outdoor activities.

This home benefits from double glazing, gas central heating and no upper chain, this property is ready for you to move in and make it your own. Do not miss the chance to view this home.

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



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Ground Floor Accommodation

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Storm Porch

Opening storm porch leading to the entrance hall.

Entrance Hall



Entrance door with windows either side to the front, double radiator, wooden laminate flooring, double power point(s), carpeted stairs to first floor landing, doors to lounge/dining room & kitchen.

Lounge/Dining Room

21'3" x 12'6" (6.48m x 3.80m)



UPVC double glazed bay window to front, double radiator, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, double glazed patio doors to garden.

View of Lounge/Dining Room



View of Lounge/Dining Room



Kitchen

9'6" x 7'10" (2.89m x 2.39m)



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, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, wooden laminate flooring, double power point(s), feature beams to ceiling, uPVC double glazed door to garden.

First Floor Accommodation

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Landing

Fitted carpet, access to all first floor rooms, access to loft space.

Bedroom 1

12'5" x 12'8" (3.78m x 3.85m)



UPVC double glazed bay window to front, built in wardrobes, power points, single radiator.

View of Bedroom 1



Bedroom 2

9'1" x 9'11" (2.76m x 3.03m)



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

View of Bedroom 2



Bedroom 3

10'11" x 6'10" (3.34m x 2.08m)



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

Family Bathroom



Three piece suite comprising panelled bath with hand shower attachment over, wash hand basin and low-level, full height ceramic tiling to all walls, uPVC double glazed window to rear, vinyl flooring.

Outside of the property

Outside of the property

Front Garden

Front garden with front boundary wall, laid to lawn, side access to the rear garden.

Rear Garden



Approx. 70 foot rear garden, patio area, laid to lawn, timber shed, side gate allowing access to the front of the property.

View of Rear Garden



Council Tax Band

Council Tax Band : B

Charge Per Year : £1804.78

MISDESCRIPTIIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

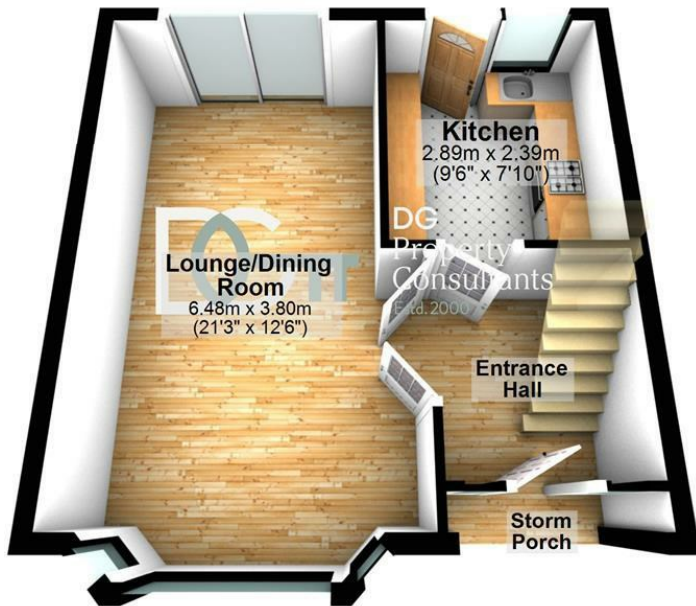
Supporting evidence will be required for your method of purchase.

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

MISDESCRIPTIIONS ACT - D G property consultants f o r 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 o r constitute part o f a n offer o r 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.

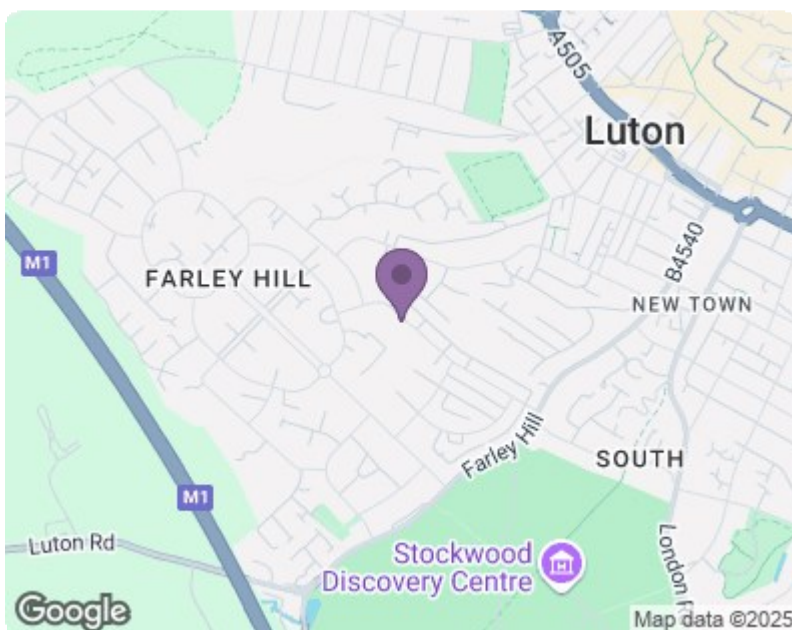
Ground Floor



First Floor



Total area: approx. 72.2 sq. metres (777.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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