



**DG**  
Property  
Consultants  
Estd. 2000



**Wiseman Close, Bushmead, Luton, Bedfordshire LU2 7GE**  
**Asking Price £275,000**

DG Property Consultants are pleased to offer this good size 2 bedroom End of Terrace property on the sought after Bushmead development.

Offered with no upper chain.

Accommodation comprising: Good size combined lounge, fitted kitchen/diner, 2 equal sized bedrooms and a modern refitted bathroom.  
Benefits Include: Double Glazing, gas central heating, off road parking plus potential for a further parking space to be added and a enclosed well presented private rear garden.

Call Team DG on 01582-580500 to arrange your viewing.



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
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## Ground Floor Accommodation

### Entrance Porch

Entrance door, double glazed window to side, door into lounge.

### Lounge

12'6" x 11'6" (3.81m x 3.51m)



Double glazed window to front, double radiator, power point, fitted carpet, tv point, door to kitchen/diner, carpeted stairs to first floor landing.

### View of Lounge



## Kitchen/Diner

10'8" x 11'6" (3.25m x 3.51m)



Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for washing machine, space for a fridge/freezer, built in electric oven, gas hob with extractor hood over, double glazed window to rear, double radiator, vinyl flooring, power points, door to rear to garden, built in storage cupboard.

### View of Kitchen Diner



### View of Kitchen Diner



## First Floor Accommodation

## Landing

Access to all first floor rooms, newly fitted carpet, power point.

## Bedroom 1

7'10" x 11'6" (2.39m x 3.51m)



Double glazed window to front, single radiator, newly fitted carpet, power points, double door to built in wardrobe.

## View of Bedroom 1



## Bedroom 2

8'5" x 11'6" (2.56m x 3.51m)



Double glazed window to rear, single radiator, newly fitted carpet, power points.

## View of Bedroom 2

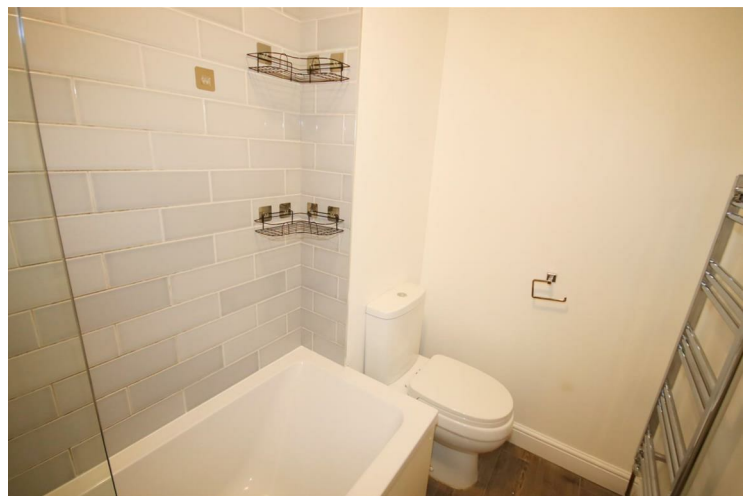


## Family Bathroom



Fitted three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, single radiator, vinyl flooring.

## View of Family Bathroom



## Outside of the property

### Front Garden

Front drive offering off road parking, side access via path to rear garden, lawn area.

### Rear Garden



Enclosed by timber fence, side access to front of property, patio area, laid to lawn, side borders.

### Off Road Parking



Front parking on the drive.  
Potential to create two off road parking spaces.

### Council Tax Band

Council Tax Band : C

Charge Per Year : £2062.60

### MISDESCRIPTIONS 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.

MISDESCRIPTIONS ACT - D G 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.

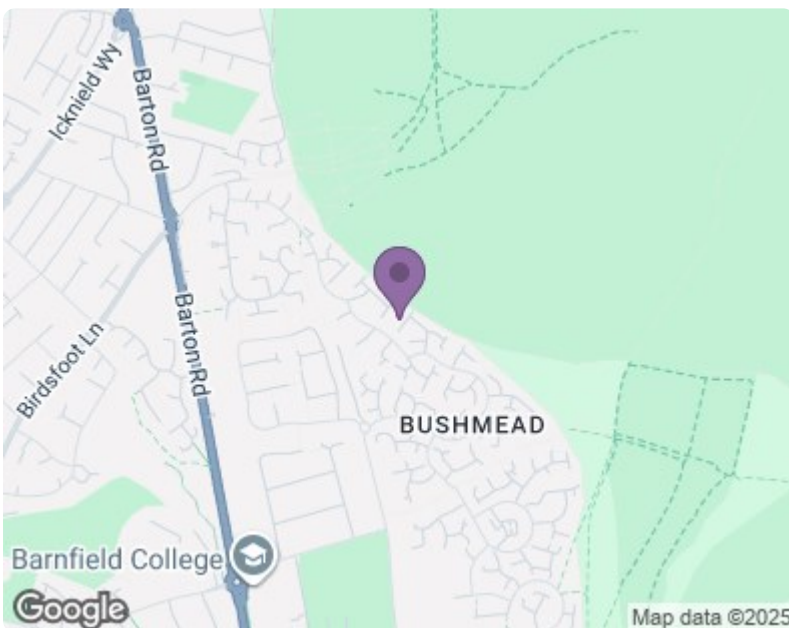
## Ground Floor



## First Floor



Total area: approx. 53.9 sq. metres (579.9 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 89        |
| (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>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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