



DG
Property
Consultants
Estd. 2000



Luton Road, Toddington, Bedfordshire LU5 6DF Asking Price £225,000

Offered with no upper chain. This well positioned 2-bedroom terraced cottage located on Luton Road in the sought after village of Toddington, is within walking distance from the hub of the village. While the property is in need of general modernisation throughout, it does boast many traditional features, ideal for someone looking for a project. The accommodation comprises: A front lounge with feature fireplace, a combined kitchen/diner with original kitchen alcove dresser units, rear lobby leading to the rear garden and a ground bathroom adding convenience to this home. To the first floor you have two comfortable sized bedrooms the master with built in pine wardrobes.

Benefits include: Double glazing along with solar panels.

One of the standout features of this property is the private neat rear garden, plus 3 brick built outhouses,

This cottage is a commuter's dream, with easy access to both rail links via (Harlington) and road (M1 & A5) networks. Whether you're looking for a peaceful retreat or a convenient location this cottage could be just what you are looking for call 01525 310200 to arrange a viewing.



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Ground Floor Accommodation

Lounge

10'6" x 10'6" (3.20m x 3.20m)



Composite entrance door, UPVC double glazed window to front, carpeted, telephone point(s), TV point(s), double power point(s), picture rail, feature gas fire set in feature wooden and tiled original fire surround, door to kitchen/diner.

View of Lounge



Kitchen/Diner

10'6" x 10'6" (3.20m x 3.20m)



Worktop space over base units, built-in recess alcove dresser

with cupboard with drawers, additional built in base unit dresser unit, stainless steel sink unit with single drainer and taps, space for fridge/freezer and cooker with gas point, vinyl flooring, double power point(s), fluorescent strip lighting, uPVC double glazed window to rear, carpeted stairs to first floor landing, door to rear lobby.

View of Kitchen/Diner



Door.

View of Kitchen/Diner



Rear Lobby

Fitted carpet, double power point(s), door to bathroom and composite door to the rear garden.

Ground Floor Bathroom

7'8 x 6' (2.34m x 1.83m)



Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to side, door to bathroom, door to:

First Floor Accommodation

Landing

Carpeted, access to both bedrooms to first floor.

Bedroom 1

10'6" x 10'6" (3.20m x 3.20m)



UPVC double glazed window to front, a range of built-in pine double wardrobe(s) with cupboards and drawers under, carpeted, double power point(s), picture rail.

View of Bedroom 1



Bedroom 2

10'8" x 7'8" (3.25m x 2.34m)



UPVC double glazed window to rear, built-in single wardrobe, carpeted, double power point(s), picture rail.

View of Bedroom 2



Outside of the property

Rear Garden



A good size rear garden, laid to lawn, 3 x brick built outhouses, side access to the front of the property.

View of Outhouses



Front Outlook



View from front of the property.

Agents Notes

The property benefits from having solar panels installed.

Council Tax Band

Council Tax Band : B

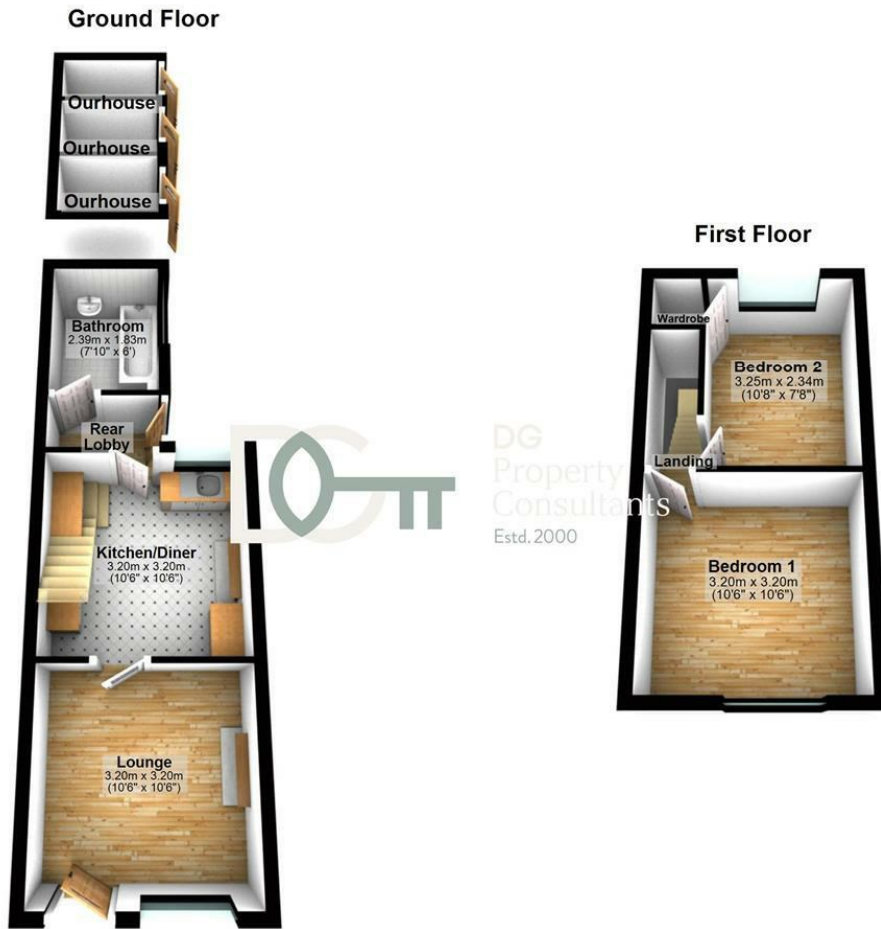
Charge Per Year : £1739.54

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 - 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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Total area: approx. 54.7 sq. metres (588.8 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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