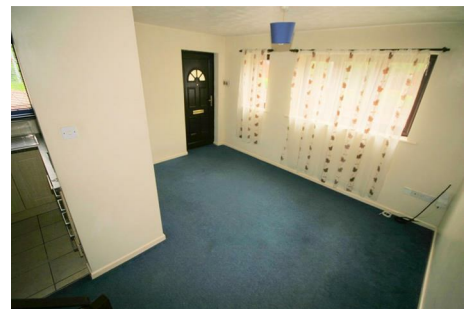




DG
Property
Consultants
Estd. 2000



Dexter Close, Barton Hills, Luton, Bedfordshire LU3 4DY

Asking Price £195,000

DG Property Consultants are pleased to offer for sale this very well presented one-bedroom cluster home, situated on the popular and sought-after Barton Hills development. Offered with no upper chain, this property represents an ideal opportunity for first-time buyers or investors alike. The accommodation comprises an entrance porch leading into a bright and spacious lounge/dining area, a modern fitted kitchen, a good-sized bedroom with built-in wardrobe and combined bathroom/Wc.

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space, along with off-road parking for added convenience.

Further benefits include UPVC double glazing and electric radiator heating throughout.

Located within a highly regarded residential area, the property offers excellent access to local amenities and transport links.

Early viewing is highly recommended.

Call Team DG on 01582 580500 to arrange your viewing.



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Ground Floor Accommodation

Entrance Hall

Entrance directly into the living room.

Lounge/Diner

15'6" max x 13'8" (4.72 max x 4.17)

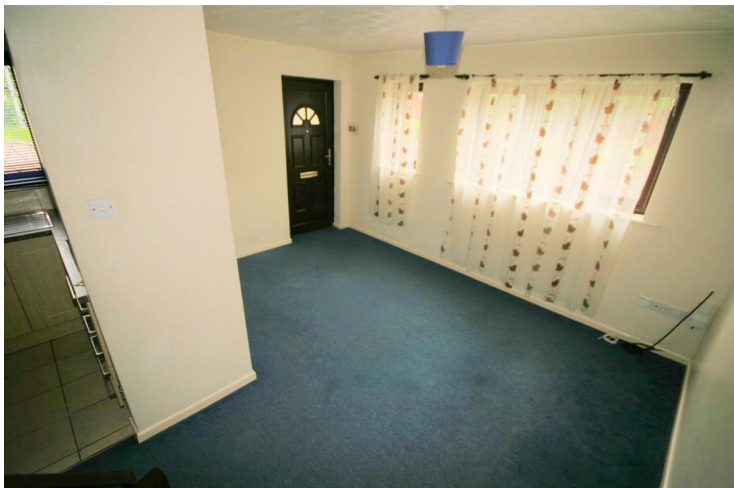


Replacement PVCu entrance door, two replacement PVCu double glazed windows to side, electric radiator, fitted carpet, bt and cable telephone point(s), TV point(s), double power point(s), textured ceiling, opening to kitchen, spiral staircase to first floor landing.

Additional Lounge/Diner View



View of Lounge/Diner



Fitted Kitchen

6'6" x 6'2" (1.98 x 1.88)



Re-fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap and tiled splashbacks, built-in electric oven, four ring halogen hob with extractor hood over, space for fridge/freezer and space and plumbing washing machine, ceramic tiled flooring, double power point(s), textured ceiling.

First Floor Accommodation

Landing

Fitted carpet, power point(s), textured ceiling, door to bedroom 1 & bathroom.

Bedroom

13'6" x 7'11" (4.12 x 2.42)



Two PVCu double glazed windows to side, PVCu double glazed window to front, electric radiator, fitted carpet, TV point(s), power point(s), textured ceiling, door to airing cupboard housing pre-lagged hot water tank.

Additional Bedroom View



Rear Garden



Family Bathroom



Enclosed rear garden located away from the property. Front gate access, mainly laid to lawn.

Off Road Parking Sapce



Recently re-fitted with three piece suite comprising panelled bath with independent electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, electric fan heater, PVCu double glazed window to front, fitted carpet, textured ceiling.

One off road parking space, located to the side of the property.

Outside of the property

Front Garden



The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings
Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.
Important Notice / Disclaimer

DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Laid to lawn with mature hedge, outside storage shed with electric meter.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person

employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

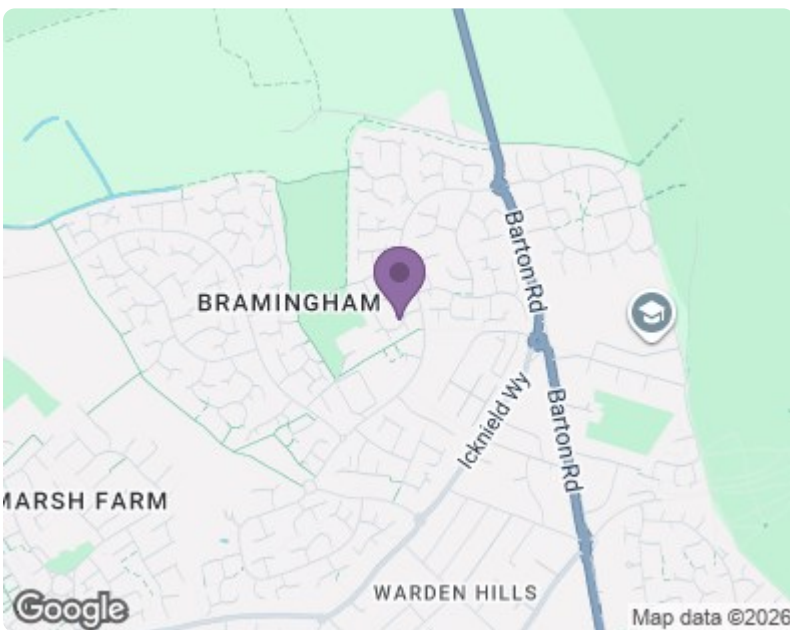
Ground Floor



First Floor



Total area: approx. 43.1 sq. metres (463.6 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			
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