



Norfolk Road | Huntingdon | Cambridgeshire | PE29 1RL

Rent £1,200 pcm

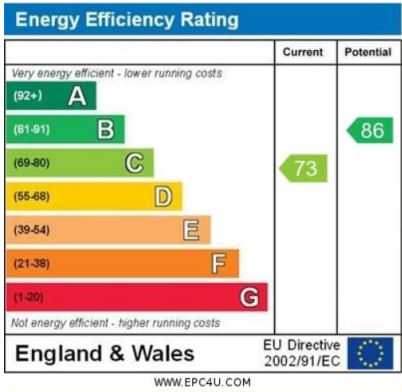
- Mid Terrace House
- Three Bedrooms
- Large Living Space
- Double Glazing
- Gas Central Heating
- Enclosed Garden
- Parking
- EPC Rating 'C'
- Council Tax Band 'A'
- Available NOW

FAQ's
Council Tax Band: A
Pets: Not Allowed
Smoking: Not Allowed

Application Process
Holding Deposit
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referending," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

Deposit
The deposit is equal to 5 weeks rent.

Tenant Fees
Changes to the Tenancy Agreement - **£50 inc VAT**
Standard Door Key Replacement - **£10 inc VAT**
Specialist Door Key Replacement - **£20 - £50 inc VAT**
Fob Replacement - **£50 inc VAT**



ENTRANCE HALL Door to Front: Stairs to First Floor: Doors to Lounge, Kitchen/Diner and Cloakroom.

CLOAKROOM Obscured Window to Front: WC: Wash Hand Basin: Radiator.

LOUNGE 12' 7" x 14' 9" (3.84m x 4.5m) French Doors to Rear Garden: Storage Cupboard: Radiator.

KITCHEN 13' 7" x 8' 9" (4.14m x 2.67m) Window to Front: Electric Oven and Hob: Space for Fridge/Freezer: Plumbing for Washing Machine: Storage Cupboards: Open to Lounge.

LANDING Airing Cupboard housing Hot Water Tank and Boiler: Loft Access.

MASTER BEDROOM 12' 5" x 10' 2" (3.78m x 3.1m) Window to Rear: Storage Cupboard: Built In Wardrobe: Radiator.

BEDROOM TWO 11' 2" x 11' 6" (3.4m x 3.51m) Window to Front: Radiator.

BEDROOM THREE 9' 7" x 7' 5" (2.92m x 2.26m) Window to Rear: Radiator.

BATHROOM Obscured Window to Front: WC: Wash Hand Basin: Bath with Electric Shower Over: Radiator.

FRONT GARDEN Brick Enclosed Gravel Area: Path to Front Door.

REAR GARDEN Timber Fence Enclosed with Gated Access to Rear: Primarily Laid to Lawn with Patio Arear: Path to Rear Gate.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk

