



57 Christie Drive | Hinchingsbrooke | Huntingdon | PE29 6JP

Rent £1,450 pcm

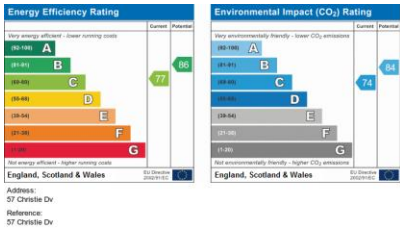
- Terraced Home
- Three Bedroom
- Two Reception Rooms
- Single Garage
- Gas Central Heating
- Walking Distance To Train Station
- EPC Rating 'C'
- Council Tax Band 'C'
- Part-Furnished
- Available December 2025

FAQ's
Council Tax Band: C
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 "Referencing," 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 HALLWAY Window to Front: Radiator: Stairs to Frist Floor Landing: Doors to Lounge and WC.

WC Obscured Glass Window to Front: Toilet: Wash Hand Basin.

LOUNGE 13' 06" x 13' 09" (4.11m x 4.19m) Narrowing to (4.11m x 4.19m narr to x 3.18m).
French Doors to Rear: Living Flame Gas Fire with Surround: Radiator: Under Stairs Cupboard: Open Archway to Dining Room.

DINING ROOM 10' 08" x 09' 07" (3.25m x 2.92m) Window to Front: Radiator.

KITCHEN 10' 11" x 09' 06" (3.33m x 2.9m) Window to Rear: Modern Fitted Kitchen: Integrated Double Electric Oven: Integrated Gas Hob: Extraction: Space for Fridge/Freezer.

FIRST FLOOR LANDING Window to Front: Airing Cupboard Housing Water Tank.

MASTER BEDROOM 14' 04" x 13' 10" (4.37m x 4.22m) Narrowing to 11' 9" ((4.29m x 4.22m x 3.58m).
Window to Rear: Three Fitted Double Wardrobes: Two Radiators.

ENSUITE Obscured Window to Front: Extractor: Toilet: Wash Hand Basin: Single Shower Cubicle: Shaver Point: Radiator.

BEDROOM TWO 17' 09" x 09' 11" (5.41m x 3.02m) Window to Rear: Radiator.

BEDROOM THREE 13' 09" x 06' 11" (4.19m x 2.11m) Window to Front: Radiator.

FAMILY BATHROOM Window to Rear: Extractor: Shaver Point: Toilet: Wash Hand Basin: Shower Cubicle: Radiator.

SINGLE GARAGE
REAR GARDEN Paved Patio: Laid to Lawn: Outside Tap: Fully Enclosed.

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

