



Finedon Road Wellingborough NN8 4AS

**Monthly Rental Of £1,295 pcm**



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Situated behind a hedgerow local to the town centre and Railway Station providing direct access to London St Pancras in under an hour is this well presented three bedroom semi detached property which benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances, fitted window shutters to the front and fitted blinds. The property further offers a cloakroom, an ensuite shower room to the master bedroom and a garage with parking space in front. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door.

#### **Entrance Hall**

#### **Cloakroom**

#### **Lounge**

17' 7" x 9' 11" (5.36m x 3.02m)

#### **Dining Area**

11' 3" x 8' 3" (3.43m x 2.51m)

#### **Kitchen Area**

11' 4" x 8' 7" (3.45m x 2.62m) (This measurement includes the area occupied by the kitchen units)

#### **First Floor Landing**

#### **Bedroom One**

11' 9" wall to wall x 10' 0" (3.58m x 3.05m)

#### **Ensuite Shower Room**

#### **Bedroom Two**

10' 1" max x 9' 5" max (3.07m x 2.87m)

#### **Bedroom Three**

9' 4" max x 7' 3" max (2.84m x 2.21m)

#### **Bathroom**

#### **Outside**

Front

Rear

Garage - Access through electric gate via Burywell Road

#### **Council Tax**

We understand the council tax is band C (£1,999 per annum. Charges for 2025/2026).

#### **Energy Performance Certificate**

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

#### **General Data Protection Regulations 2018**

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy, you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and our referencing company who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

In completing the application, you agree that the application can be passed to them for this purpose.

More information on how we hold and process your data is available on our website – [www.richardjames.net](http://www.richardjames.net)

#### **Tenant Requirements**

- First month's rent of £1,295 pcm
- Deposit of £1,494
- Your details will be submitted to our referencing company, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £298.84 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£2,789.00 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

#### **Home contents insurance**

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.