



Irthlingborough Road Wellingborough NN8 1NW

**Monthly Rental Of £900 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.

**Lettings & Management**  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 424666

Available from early July is this two bedroom mid terrace property with a garage situated a short walk from the railway station, town centre and Castle Fields. The property benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances and fitted wardrobes to bedroom one. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom, gardens to front and rear and a garage.

#### Entrance Hall

#### Lounge

12' 5" max x 11' 7" max (3.78m x 3.53m)

#### Kitchen/Dining Room

11' 7" max x 10' 8" max (3.53m x 3.25m)

(This measurement includes area occupied by the kitchen units)

#### Bedroom One

12' 5" x 9' 8" up to wardrobes, narrowing to 8' 1" (3.78m x 2.95m)

#### Bedroom Two

7' 6" x 6' 10" (2.29m x 2.08m)

#### Bathroom

#### Outside

Gardens to front and rear and a garage.

#### Council Tax

We understand the council tax is band A (£1,499 per annum. Charges for 2025/2026).

#### Energy Performance Certificate

This property has an energy rating of C. 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 £900 pcm
- Deposit of £1,038.46
- 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 £207.69 (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.

£1,938.46 (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.