



Wyckley Close Irthlingborough NN9 5GE

Monthly Rental Of £1200.00 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.

Available from mid-November is this Barratt built well presented three bedroomed detached property situated off Finedon Road within a popular estate with benefits to include gas radiator central heating, replacement uPVC double glazing, refitted kitchen with a range of built in appliances and offers off road parking for two cars, a single garage, separate reception rooms and a well tended garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, three bedrooms with en suite to master, bathroom, front and rear gardens, garage and a driveway. Please note pets or smokers will not

Enter via front door to:

Entrance Hall

Cloakroom

Lounge

16' 10" max. x 12' 4" (5.13m x 3.76m)

Kitchen/Breakfast Room

16' 2" x 11' 3" (4.93m x 3.43m)

Dining Room

11' 3" x 8' 1" (3.43m x 2.46m)

First Floor Landing

Bedroom One

12' 1" x 9' 2" max. (3.68m x 2.79m)

Ensuite Shower Room

Bedroom Two

11' 2" x 9' 2" (3.4m x 2.79m)

Bedroom Three

8' 6" x 6' 9" (2.59m x 2.06m)

Bathroom

Outside

Front - Driveway providing off road parking to two cars leading to:

Garage

Rear - Garden

Council Tax

We understand the council tax is band C (£2163.71 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 to Goodlord 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

Tenant Requirements

- First month's rent of £1200 pcm
- Deposit of £1,384.61
- Your details will be submitted to our referencing company Goodlord, 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 £225 (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.

£2,584.61 (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.