

**26 Gayhurst Close  
Moulton  
NORTHAMPTON  
NN3 7LQ**

**£1,000 PCM**



- **AVAILABLE NOW**
- **TWO BEDROOMS**
- **UPVC WINDOWS**
- **ENERGY EFFICIENCY RATING: C**

- **SEMI-DETACHED BUNGALOW**
- **RADIATOR HEATING**
- **PREFABRICATED GARAGE**
- **UNFURNISHED, NO PETS**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Available Now\*\*** A two bedroom semi-detached bungalow located in a cul-de-sac on the edge of Moulton. The property benefits from upvc double glazing and gas to radiator heating. There is off road parking leading to a prefabricated garage. **\*\*Unfurnished, no pets\*\***

### **Entrance Hall**

Entry through uPVC partly glazed door, frosted uPVC window to front elevation, coat hanging rack, internal door to;

### **Lounge**

15'5" x 10'0" (4.72 x 3.06)

Tiled fire place with inset gas fire (disconnected at present), radiator, large window to front elevation.

### **Kitchen**

8'7" x 8'5" (2.64 x 2.57)

Refitted in modern base and wall mounted cupboards with chrome handles, inset single drainer stainless steel sink unit, electric cooker, plumbing for washing machine, space for tall standing fridge/ freezer, shelved larder cupboard, window and partly glazed uPVC door to side elevation.

### **Inner Hallway**

Access to loft area, doors to both bedrooms, kitchen and bathroom.

### **Bedroom one**

12'4" x 9'5" (3.76 x 2.89)

Radiator, window to rear elevation.

### **Bedroom two**

8'11" x 8'3" (2.74 x 2.54)

Cupboard housing gas fired central heating boiler, radiator, window to rear garden.

### **Shower Room**

Double shower with curved screen and full height tiling, pedestal wash hand basin, low level WC, radiator, frosted window to side elevation.

### **Front Garden**

Open plan frontage of lawn with tree, flower, shrubs and evergreens, concrete pathway to entrance, concrete driveway leading to garage.

### **Rear Garden**

Lawn enclosed by fencing and conifers, two brick built stores, outside cold water tap, accessed via gate.

### **Single Garage**

Prefabricated garage (Landlord cannot guarantee the garage is entirely water tight).

### **Agency Notes**

Local Authority: West Northamptonshire Council

Council Tax Band - C

**\*\*AGENTS NOTE - HOLDING DEPOSIT\*\***

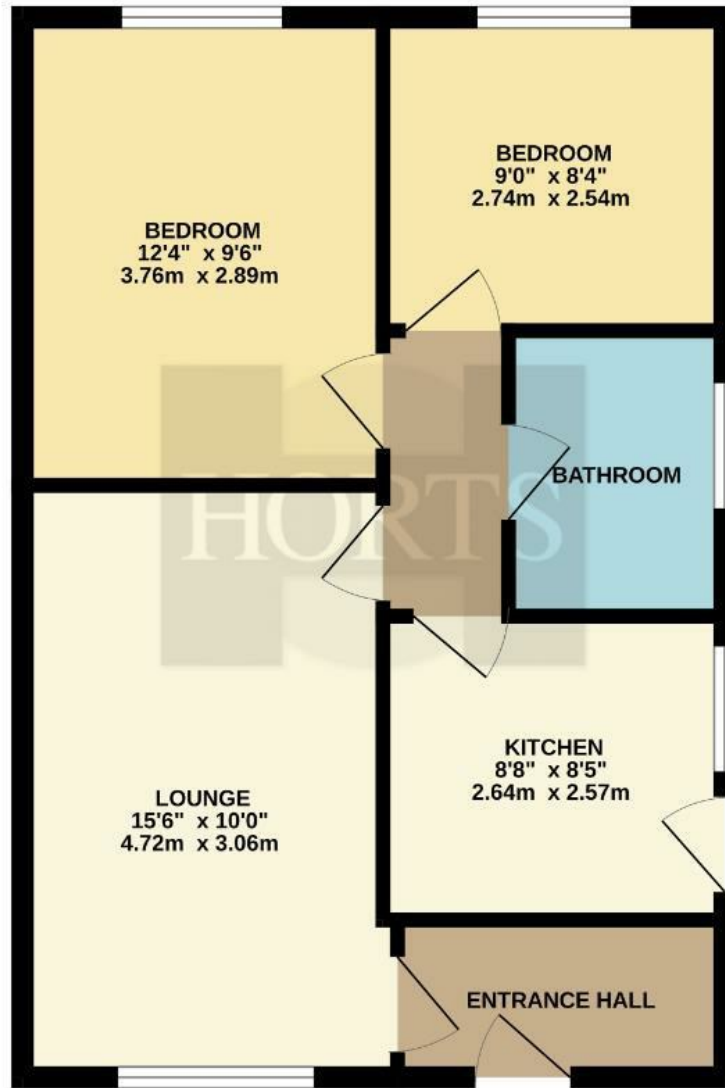
The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment

will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.

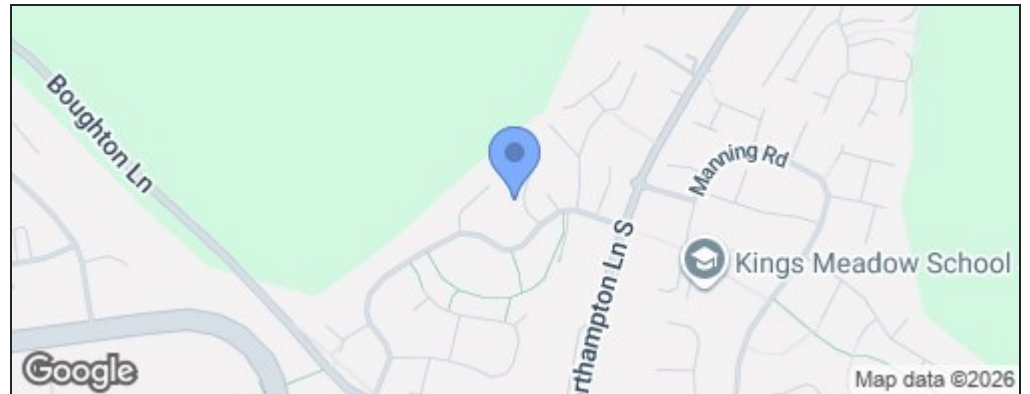




GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.