richard james

www.richardjames.net







Vicarage Road Rushden NN10 0BF

Monthly Rental Of £1,250 pcm



Total area: approx. 83.3 sq. metres (897.0 sq. feet)

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

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

The Property Ombudsman

Relocation agent network Agent of the Year WINNER 2018

Available from mid December 2026 and situated within easy reach of the A6 and A45 is this modern three bedroomed three storey home which features off road parking, a garage, enclosed rear garden and a conservatory. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge, conservatory, three bedrooms, family bathroom, rear garden, garage in a block and driveway.

Entrance Hall

Cloakroom

Kitchen
9' 8" x 6' 0" (2.95m x 1.83m) (This measurement includes the area occupied by the kitchen units)

Lounge/Dining Room
13' 4" max x 13' 3" max (4.06m x 4.04m)

Conservatory
11' 7" x 7' 6" (3.53m x 2.29m)

First Floor Landing

Bedroom Two
11' 5" up to wardrobes x 8' 5" (3.48m x 2.57m)

Bedroom Three
7' 9" x 6' 7" (2.36m x 2.01m)

Bathroom

Second Floor Landing

Bedroom One
13' 7" x 9' 10" (4.14m x 3m)

Outside
Front and rear gardens, driveway, and a garage situated in a block opposite.

Council Tax
We understand the council tax is band C (£2,215 per annum. Charges for 2026/27).

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 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 £1,250 pcm
- Deposit of £1,442
- 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 £288.46 (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.

£2,692.00 (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.