367 Billing Road East
Rushmere
NORTHAMPTON
NN3 3LL

£1,500 Per Month









- AVAILABLE JANUARY
- TWO DOUBLE BEDROOMS
- PETS WELCOME
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING: D
- DETACHED HOUSE ON LARGE PLOT
- PARKING FOR MULTIPLE CARS
- RADIATOR HEATING
- LARGE GARDENS
- COUNCIL TAX BAND: E

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Available January A detached house with two double bedrooms positioned on a very large plot in the popular Rushmere area of Northampton. The landlord wishes to let the home for a period of around two/three years and is happy to allow pets. **Unfurnished**

Ground Floor

Entrance Hall
Entry through UPVC partly glazed door, laminate flooring, double panel radiator.

Lounge
26'2" x 11'11" (7.98 x 3.65)
Fireplace with marble hearth and mantle over, two radiators in decorative surround, bay window to front elevation, UPVC French doors to rear garden.

Dining Room
13'11" x 11'11" (4.25 x 3.65)
Marble fireplace with ornamental mantle over, laminate flooring, radiator, bay window to front elevation, double Georgian style doors through to kitchen/breakfast room.

Kitchen/Breakfast Room
17'9" x 11'10" (5.43 x 3.63)
Fitted in wooden base and wall mounted cupboard with roll top work surface space, inset single drainer stainless steel sink unit, fitted electric oven, inset gas hob with extractor over, tiled floor, sunken spotlights to ceiling, radiator, stairs rising to first floor, windows to front and rear elevations, UPVC French doors to rear garden, partly glazed UPVC door through to storm porch.

Storm Porch
Tiled flooring, partly glazed UPVC door to rear garden.

Downstairs Cloakroom
Wash hand basin with vanity cupboard under, WC with enclosed cistern, heated chrome towel rail, tiled flooring, half tiling to walls, frosted double glazed window to rear elevation.

First Floor

Landing
Access to both bedrooms and family bathroom.

Bedroom One
15'6" x 14'1" max (4.73 x 4.30 max)
Fitted double mirror wardrobe, window to front elevation.

En Suite Shower Room
Corner shower cubicle, wash hand basin with vanity cupboard under, WC with enclosed cistern, heated chrome towel rail, full height tiling, laminate flooring, frosted window to rear elevation.

Bedroom Two
11'10" x 10'4" (3.63 x 3.16)
Cupboard housing access to further under eves storage and housing gas fired boiler for heating and hot water, window to front elevation.

Family Bathroom
Three piece suite of panel bath, wash hand basin with vanity cupboard under, WC with enclosed cistern, heated chrome towel rail, full height tiling, laminate flooring, frosted double glazed window to rear elevation.

Externally

Front Garden
Lawn with flower and shrub beds, gravelled driveway providing parking for three/four cars, single detached garage with power and light.

Rear Garden
Patio area onto a large lawn with flowers, shrubs, evergreens and trees. Timber tool shed, greenhouse, outside cold water tap. The rear garden is fully enclosed by fencing with gated side access.

Agents Notes
Council Tax Band: E

HOLDING DEPOSIT

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week’s rent - This is to reserve a property. Please Note: This will be withheld 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).











GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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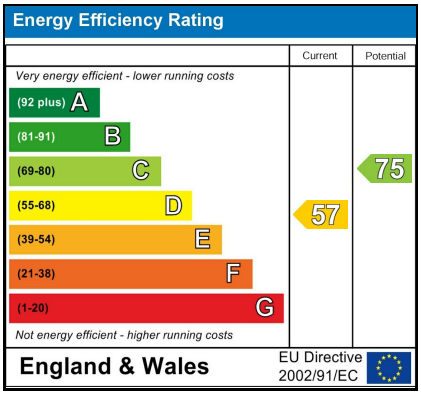

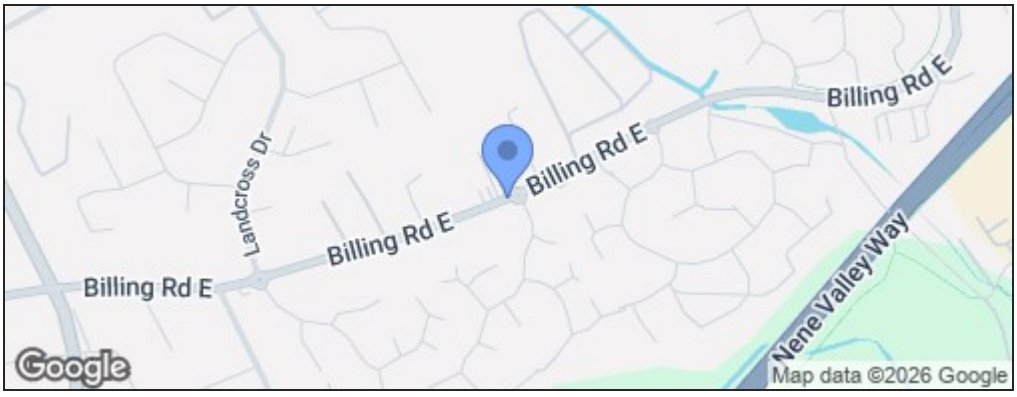

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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.