138 Woodpecker Way
East Hunsbury
NORTHAMPTON
NN4 0QP

£995 Per Month

- AVAILABLE END OCTOBER
- TWO BEDROOMS
- GAS TO RADIATOR HEATING
- ENERGY EFFICIENCY RATING: C
- END OF TERRACE
- LOUNGE / DINER
- SINGLE GARAGE
- COUNCIL TAX BAND: B

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

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The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Available mid NovemberA two bedroom modern end terrace offered in the popular area of East Hunsbury, close to all the amenities and schools. The accommodation comprises in brief; Entrance hall, cloakroom, kitchen, lounge / diner. To the first floor are two bedrooms and bathroom. Additional benefits include gas to radiator heating with recently installed boiler, sealed unit double glazing, no chain, enclosed rear garden, single garage and allocated parking.

Ground Floor

Entrance Hall
Entered via double glazed door, radiator, laminate flooring.

Kitchen
9'11" x 6'0" (3.03 x 1.83)
Double glazed window to front aspect, fitted with a range of wall and base units with roll edge surfaces, sink with drainer and mixer tap over, space for washing machine, fitted stainless steel hob and oven with extractor over, complimentary tiling and laminate floor.

Lounge/Diner
13'3" x 12'8" (4.04 x 3.87)
Double glazed window and patio door to rear garden, laminate flooring, radiator.

First Floor

Landing
Airing and storage cupboard, loft access and doors to;

Bedroom One
12'8" x 10'9" (3.88 x 3.30)
Double glazed window to rear aspect, radiator and fitted wardrobe.

Bedroom Two
10'2" x 6'6" (3.11 x 2.00)
Double glazed window to front aspect, radiator, fitted wardroble.

Bathroom
Frosted double glazed window to front aspect, suite comprising panel bath with shower over, pedestal wash hand basin, low level w.c, complementary tiling.

Externally

Rear Garden
enclosed rear garden patio and lawn area.

Garage
Single garage, up and over door.

Agents Notes
Local Authority: Northampton
Council Tax Band: B

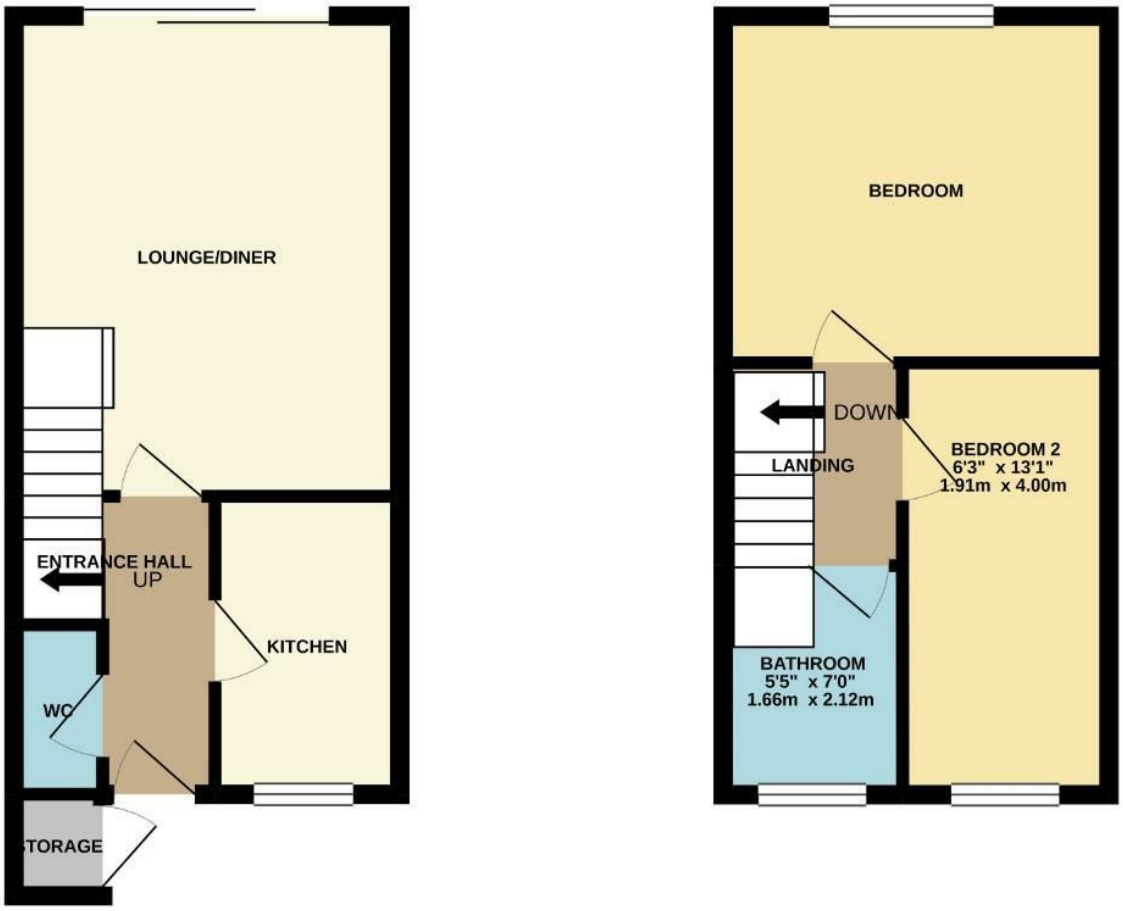
HOLDING DEPOSIT

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
285 sq.ft. (26.5 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.3 sq.m.) approx.

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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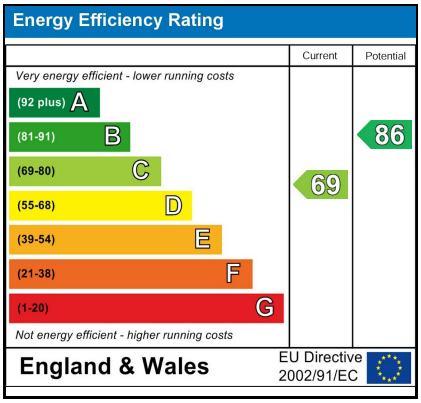

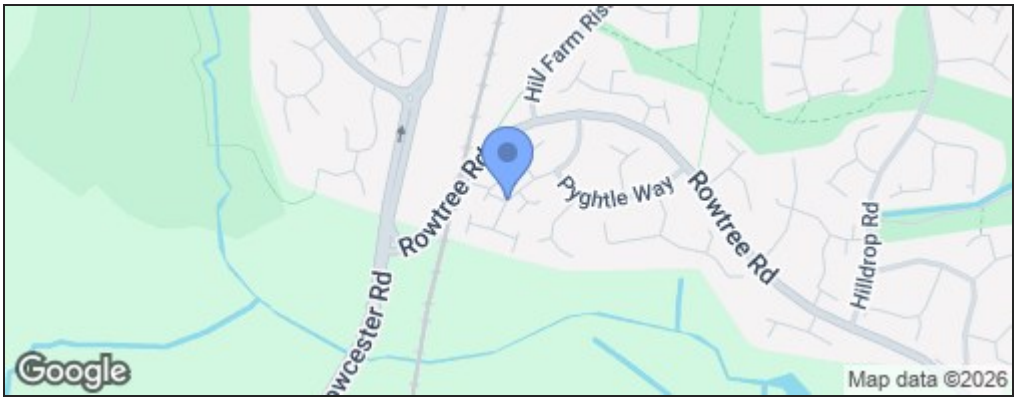

Disclaimer

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.