

# STEPPING STONES

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**HIGH STREET, WHITTLEBURY, NORTHANTS, NN12 8XJ**

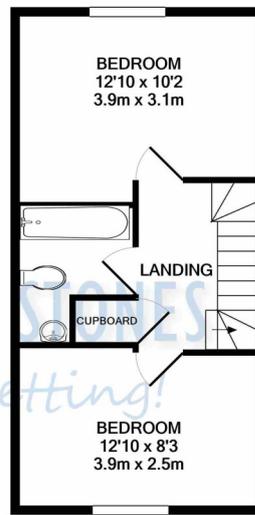
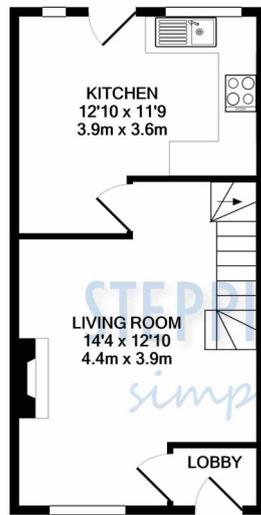
**£1,200pcm**



A beautifully presented two bedroom terraced house situated in the sought after village of Whittlebury. The property offers gas central heating, allocated car parking and a rear courtyard garden.

**EPC Rating: C. Available: 11th May.**

- 2 Bedrooms
- 1 Bathroom
- Allocated car parking
- Gas central heating
- Popular village location
- Courtyard garden



GROUND FLOOR  
APPROX. FLOOR  
AREA 335 SQ.FT.  
(31.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 335 SQ.FT.  
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to front aspect.

**LOUNGE:** 14'4 x 12'10 Window to front aspect. Feature fireplace.

**KITCHEN/DINER:** 12'10 x 11'9 Windows to rear aspect and door leading to rear courtyard garden. Wall and floor mounted light wood effect units, four ring gas hob with oven below.

**BEDROOM ONE:** 12'10 x 10'2 Window to rear aspect.

**BEDROOM TWO:** 12'10 x 8'3 Window to front aspect.

**BATHROOM:** White suite comprising of low level w.c, wash hand basin and bath with shower over.

**HEATING:** Gas central heating

**PARKING:** Allocated parking to the rear for up to two cars, on street parking to the front.

**GARDEN:** A graveled front garden enclosed with a low fence.

Rear courtyard garden with gate access to the parking area.

**COUNCIL TAX:** Band C

**EPC RATING:** C

**REFERENCE:** 356

**WATER & DRAINAGE:** Mains connected

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

RENT: £ 1,200.00  
TOTAL DEPOSIT: £ 1,384.61  
HOLDING DEPOSIT: £ 276.92

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

**Please Note:** This is **non-refundable** should 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).

**Important Notice**

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

