



Norfolk Road | Huntingdon | PE29 1RH

Rent £1050 pcm

- Mid Terraced Home
- Two Double Bedrooms
- Kitchen/Dining Room
- Enclosed Private Garden
- Double Glazing
- Gas Central Heating
- Pets Considered
- Unfurnished
- Council Tax Band A
- Available May

FAQ's

Council Tax Band: A

Pets: Considered

Smoking: Not Allowed

Application Process**Holding Deposit**

We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord declining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referencing," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

Deposit

The deposit is equal to 5 weeks rent.

Tenant Fees

Changes to the Tenancy Agreement - **£50 inc VAT**

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 - £50 inc VAT**

Fob Replacement - **£50 inc VAT**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL Storage Cupboard: Stairs to First Floor: Doors to Kitchen/Diner and Lounge.

FRONT GARDEN Enclosed with Low Fence: Laid with Gravel: Footpath to Front Door: Gated Access to Rear, footpath to front door, gated access at rear.

KITCHEN/DINING ROOM 11' 1" x 8' 9" (3.38m x 2.67m) Window to Front: Fitted Kitchen: Electric Cooker: Extraction: Space for Fridge/Freezer: Plumbing for Washing Machine: Radiator.

LOUNGE 14' 8" x 12' 1" (4.47m x 3.68m) Patio Doors to Rear Garden: Radiator: Door to Storage Cupboard.

FIRST FLOOR LANDING Window to Front: Airing Cupboard: Storage Cupboard: Radiator.

MASTER BEDROOM 14' 7" x 9' 0" (4.44m x 2.74m) Window to Rear: Fitted Double Wardrobe: Radiator.

BEDROOM TWO 13' 1" x 8' 7" (3.99m x 2.62m) Window to Rear: Radiator.

WC Window to Front: Toilet: Radiator.

BATHROOM Window to Front: Wash Hand Basin: Bath with Shower Over: Separate Shower Cubicle: Radiator.

REAR GARDEN Laid to Lawn: Patio Area: Enclosed.

AGENT DETAILS Client Money Protection Scheme: safeagent Redress Scheme: The Property Ombudsman Agent Fees can be found on our website - harveyrobinson.co.uk

