richard james

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Alexander Road, Irthlingborough NN9 5UY

Monthly Rental Of £1,250 pcm

Total area: approx. 89.2 sq. metres (960.0 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

Available immediately is this established and well proportioned three bedroomed end of terraced property situated on the northern outskirts of Irthlingborough. The property has been recently very tastefully refurbished and redecorated to a high standard with benefits include gas radiator central heating, brand new replacement uPVC double glazing, brand new kitchen with integrated appliances, brand new bathroom, replacement oak style internal doors, communal parking bays and a 52ft rear garden. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, utility room, downstairs W.C., three bedrooms, bathroom, front and rear gardens.

Entry via part-glazed front door through to:

Entrance Hall

Lounge
15' 9" x 10' 1" (4.8m x 3.07m)

Kitchen/Dining Room
19' 2" x 7' 9" (5.84m x 2.36m) (This measurement includes area occupied by the kitchen units)

Utility Room
7' 9" x 4' 4" (2.36m x 1.32m)

Cloakroom

First Floor Landing

Bedroom One
13' 7" x 9' 4" (4.14m x 2.84m)

Ensuite Shower Room

Bedroom Two
13' 7" x 10' 0" (4.14m x 3.05m)

Bedroom Three
8' 5" max x 9' 9" max (2.57m x 2.97m)

Bathroom

Outside

Council Tax
We understand the council tax is band B (£1,990 per annum. Charges for 2026/2027).

Energy Performance Certificate
This property has an energy rating of C. 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 and our referencing company who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

Tenant Requirements

- First month's rent of £1,250 pcm
- Deposit of £1,442.30
- 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 £312.50 (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.

£3,004.80 (Total)

Client deposits are protected by the Tenancy Deposit Scheme. 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.