



3 Lilley Terrace Irthlingborough NN9 5PZ

Monthly Rental Of £650 pcm + £10

A mandatory service charge of £10 per month to provide a 24 hour emergency call out



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Available immediately is this well presented mature three bedroomed mid terraced property situated in a popular road off Station Road with benefits to include gas radiator central heating, uPVC double glazing, built in kitchen appliances, refitted bathroom and offers a 23ft lounge/dining room, 15ft kitchen/breakfast room and a low maintenance landscaped garden. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, utility room, three bedrooms, bathroom, front and rear gardens. Please note smokers or pets will not be considered.

Entrance Hall

Lounge/Dining Room 11' 1" x 23' 2" (3.38m x 7.06m)

Kitchen/Breakfast Room 15' 3" x 7' 10" (4.65m x 2.39m) (This measurement includes the area occupied by the kitchen units).

Utility Room 7' 11" x 6' 11" (2.41m x 2.11m)

First Floor Landing

Bedroom One 14' 5" max. x 11' 1" (4.39m x 3.38m)

Bedroom Two 11' 7" x 8' 10" (3.53m x 2.69m)

Bedroom Three 7' 11" x 6' 1" (2.41m x 1.85m)

Bathroom

Council Tax

We understand the council tax is band A (£1,163 per annum. Charges for 2018/2019).

Energy Performance Certificate

This property has an energy rating of 52. The full Energy Performance Certificate is available upon request.

Tenant Requirements

- First month's rent of £650 pcm
- First month's service charge £10.00 (if applicable)
- Deposit of £750
- Employers reference, last 3 month's wage slips and bank statements
- Previous landlord or mortgagees reference
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Arrangement fee £195.00 for a single applicant plus £40 for each additional adult

£1605.00 Total (Based on a single adult occupier)

Please note that the initial arrangement fee does not apply when your tenancy is renewed. At renewal we only charge a processing fee of £50 inclusive of V.A.T. for a 6 month contract or £75 inclusive of V.A.T. for a 12 month contract with landlord's consent. Normally, the arrangement fee can be paid when viewing a property and this will hold the property for a maximum of two weeks, unless agreed differently with the landlord. If the tenancy does not, however, proceed within the agreed timescale, then the arrangement fee is **non refundable**, because it would have already been absorbed in administration and referencing costs. Client deposits are protected by the Deposit Protection Service. 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.