



Rent
£670 pcm + fees*

Security Deposit
£773

Availability
22nd October

Exclusions
No Smokers

Furnishing
Unfurnished

**4 Sanders Terrace
Long Buckby
Northamptonshire
NN6 7RN**

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		92 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Situated in the popular village of Long Buckby, is this well presented 2 bedroom mid terrace property, which must be viewed to be appreciated. With bay windowed living area, featuring gas fire place leading through to the kitchen area with modern fitted ivory kitchen and oak effect worktop, with electric oven and hob. Open stairs lead to a generously sized double bedroom and a second single bedroom, bathroom comprises of w.c, semi - recessed traditional basin and shower cubicle with electric shower, and towel warmer. The property further benefits from newly installed PVCu windows. Outside there is side access, and a courtyard patio area with storage provided. Council Tax band: A. EPC: C.

Village Location | Two Bedrooms | New PVCu Windows | Gas Central Heating | Courtyard Garden

*** OUR FEES ***

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

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