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Shatterstone, East Hunsbury, Northampton, NN4 0TW

£975 - Monthly Semi-Detached

2 1 1



Department: Lettings

2



Property Summary

A two bedroom semi detached property situated in this much sought after location.

Lettings Information

Available From: 21 August 2024

Let Type: 1

Features & Utilities

- ✓ Two Bedroom Semi Detached
- ✓ Lounge & Kitchen
- ✓ Bathroom with Shower Over Bath
- ✓ Rear Garden
- ✓ Gas Central Heating
- ✓ Viewing Advised

Property Overview

A two bedroom semi detached property situated in this much sought after location. The accommodation comprises entrance hall, kitchen with oven, lounge, first floor landing, double bedroom with built in wardrobes, further bedroom and bathroom with shower over the bath. Outside there is a garage and a rear garden. EPC Rating: C. Council Tax Band: B. Let Type- Long Term

ENTRANCE HALL

LOUNGE/DINING ROOM 16'0" x 12'8"

KITCHEN 8'11" x 7'2"

FIRST FLOOR LANDING

BEDROOM ONE 11'6" x 9'4"

BEDROOM TWO 11'8" x 6'8"

BATHROOM 6'3" x 5'10"

OUTSIDE

REAR GARDEN

SINGLE GARAGE

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Landlord(s).

FEE DETAILS

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.

AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

MATERIAL INFORMATION

Electricity Supply – EDF

Gas Supply – EDG

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Anglian Water

Sewage Supply – Anglian Water

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Central Heating

Parking – Garage, Driveway, on Street

Accessibility –

Right of Way –

Restrictions –

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals –

Jackson Grundy Estate Agents - Kingsley

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Call Us 01604 621561

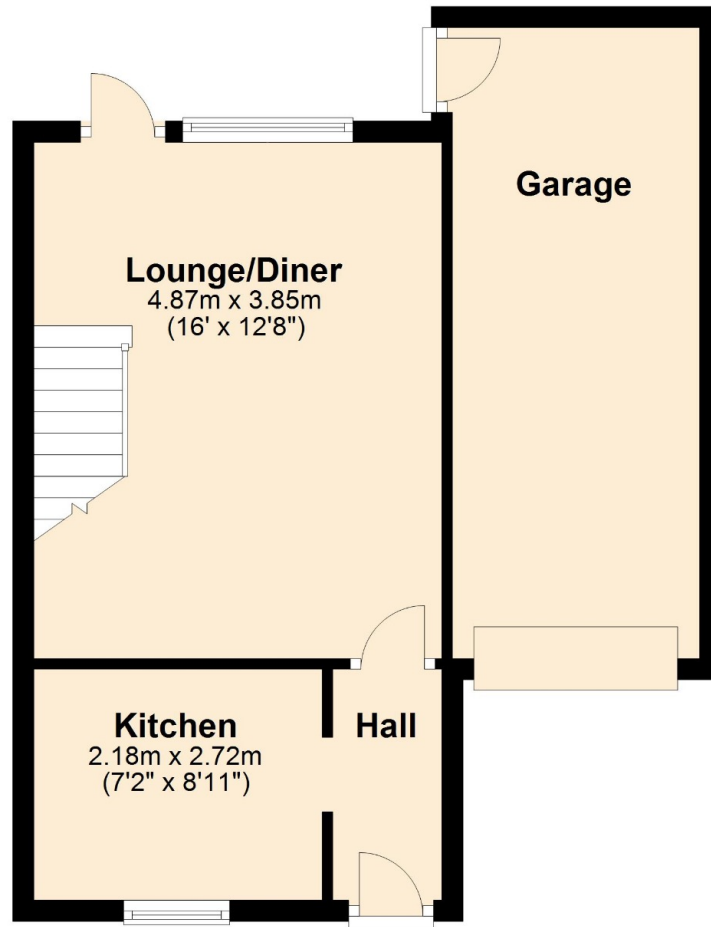
Email Us lettings@jacksongrundy.co.uk



Floorplan

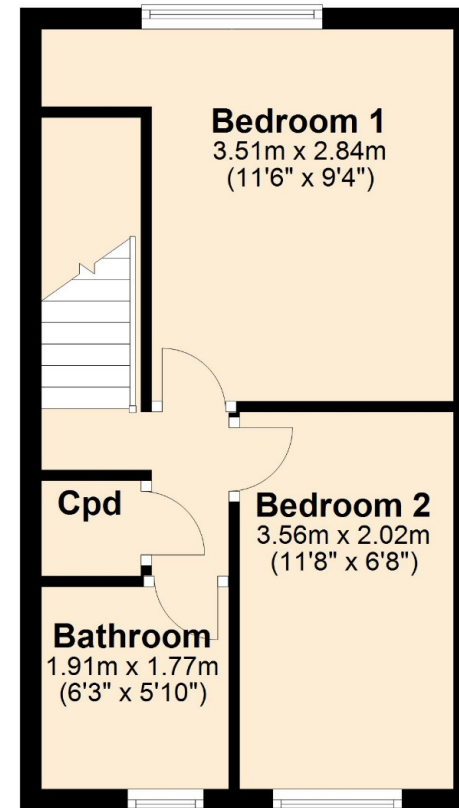
Ground Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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