



www.jacksongrundy.com

The Wye, The Grange, NN11 4PX

£975 - Monthly Terraced



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Lettings

Unfurnished





Property Summary

Located on the sought after Grange Estate, and available to move into before Christmas.

Lettings Information

Available From: 6 December 2025

Let Type: Long Term

Features & Utilities

- ✓ Grange Estate
- ✓ Downstairs Cloakroom
- ✓ Study/Storage Room
- ✓ Three Bedrooms
- ✓ Spacious Kitchen/Diner
- ✓ UPVC Double Glazed
- ✓ On Street Parking
- ✓ Gas Central Heating

Property Overview

Located on the sought after Grange Estate, and available to move into before Christmas. The property comprises entrance porch, entrance hall, downstairs cloakroom, spacious kitchen/diner with fitted modern units, induction hob, and electric oven. To the rear of the property is the living room with French doors leading to the enclosed rear garden, with decking and lawn area. Stairs lead to two double bedrooms, and a further single bedroom, and bathroom with three piece suite, and shower over bath. The property has further features such as hard floor coverings throughout, and benefits from being UPVC double glazed.

LIVING ROOM 4.85m x 3.86m (15'11" x 12'8")

KITCHEN/DINER 4.95m x 3.00m (16'3" x 9'10")

STUDY/STORAGE ROOM 3.20m x 1.22m (10'6" x 4')

BEDROOM ONE 4.11m x 2.97m (13'6" x 9'9")

BEDROOM TWO 3.89m x 2.59m (12'9" x 8'6")

BEDROOM THREE 2.95m x 2.21m (9'8" x 7'3")

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Deposit – £1,125

Council Tax – Ask Agent

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – On Street
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Ask Agent
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

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

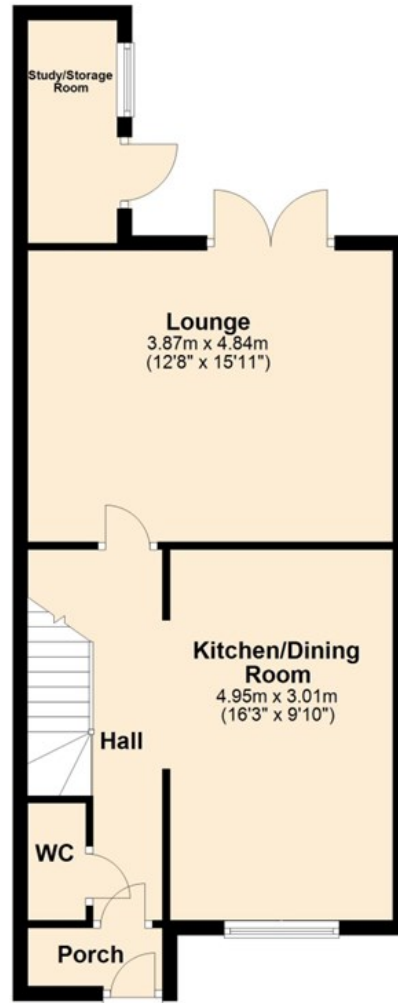
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all

the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

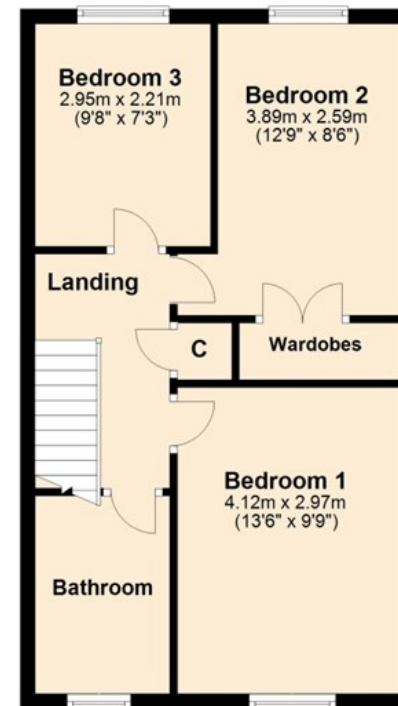
Ground Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152