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# Woodpecker Way, East Hunsbury, NN4 0QP

£925 - Monthly End of Terrace

2 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Lettings

Unfurnished







## Property Summary

Available now is this lovely two bedroom end terrace property that has recently been repainted throughout, has new carpets and has a newly fitted modern kitchen. The property is located in the popular area of East Hunsbury and offers easy access to the A45, A43 and M1.

## Lettings Information

**Available From:** 1 January 1970

**Let Type:** Long Term

## Features & Utilities

- ✓ End of Terrace Property
- ✓ Recently Redecorated
- ✓ New Carpets
- ✓ Newly Fitted Kitchen
- ✓ Two Bedrooms
- ✓ Garage & Parking

# Property Overview

Available now is this lovely two bedroom end terrace property that has recently been repainted throughout, has new carpets and has a newly fitted modern kitchen. The property is located in the popular area of East Hunsbury and offers easy access to the A45, A43 and M1. The accommodation briefly comprises entrance hall, newly fitted kitchen, lounge with doors to the rear garden, stairs to the first floor landing, two bedrooms and bathroom. Outside is an enclosed rear garden, off road parking space to the side and single garage

## MATERIAL INFORMATION

Type – End Of Terrace

Age/Era – Ask Agent

Deposit – £1,067.31

Council Tax – Band B

EPC Rating – D

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Gas Heating

Parking – Off-street, Garage, Single Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

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**

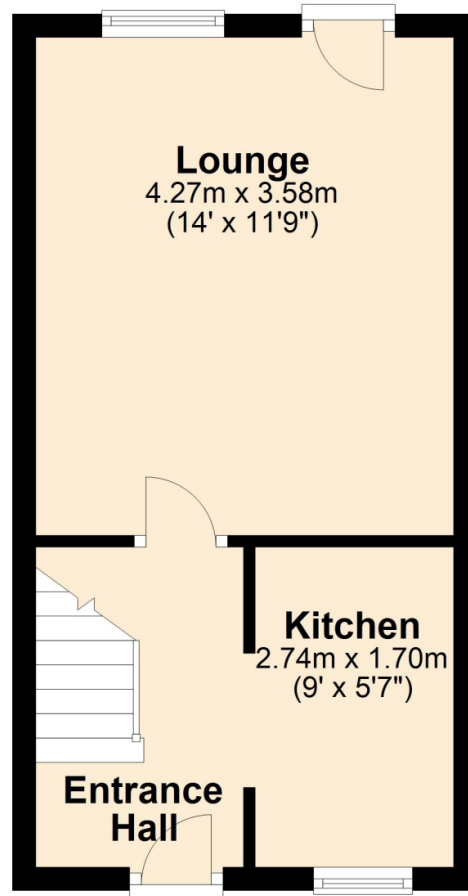
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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.



# Floorplan

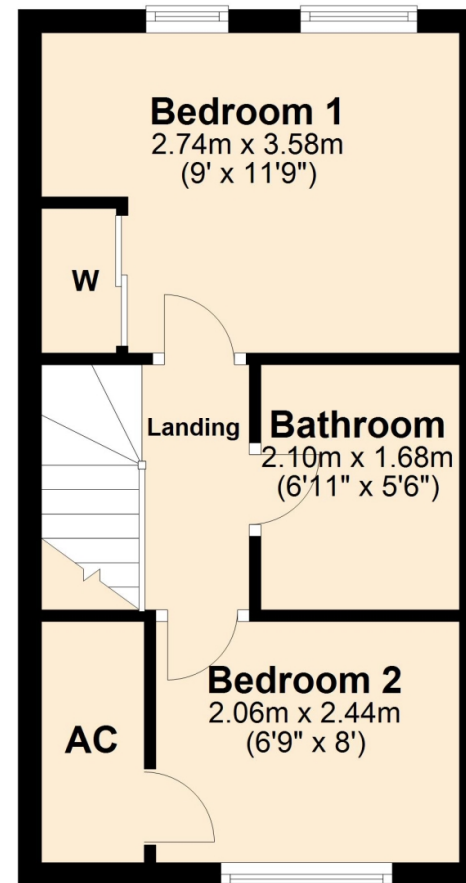
## Ground Floor

Approx. 25.5 sq. metres (274.1 sq. feet)



## First Floor

Approx. 25.0 sq. metres (269.6 sq. feet)



Total area: approx. 50.5 sq. metres (543.7 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.

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