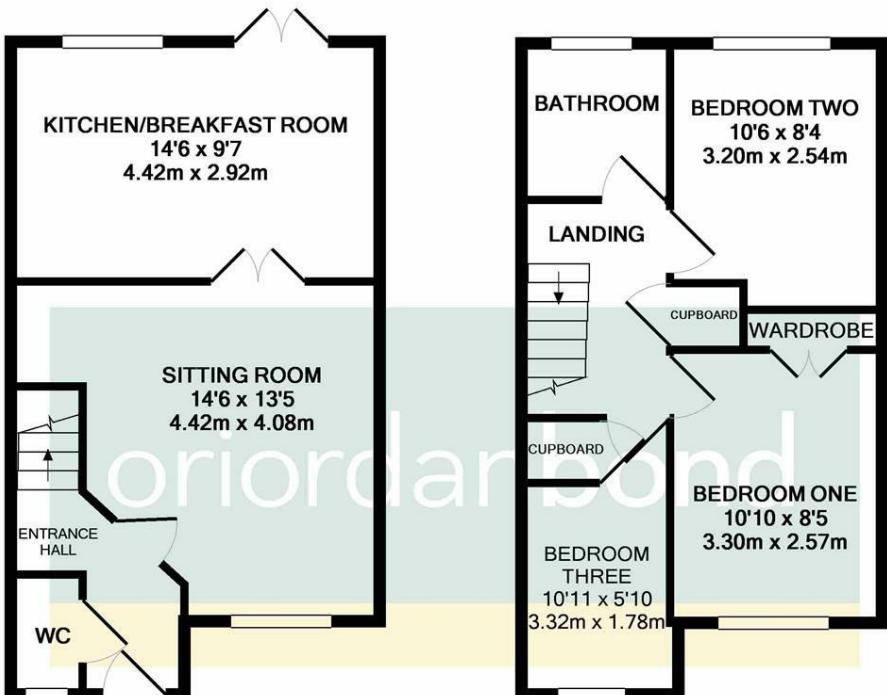




**Muncaster Gardens**  
East Hunsbury, Northampton

oriordanbond  
LETTINGS



GROUND FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

## Muncaster Gardens

East Hunsbury  
NN4 0XR

£1,300 PCM

A modern semi-detached property situated in a cul de sac location. The accommodation comprises entrance hall, cloakroom, sitting room, fitted kitchen/dining room, three bedrooms and family bathroom. Outside there is a front garden with driveway leading to single garage and an enclosed rear garden. Further benefits include gas radiator heating and double glazing.

### Tenancy Information

- Deposit: £1500.00 (1 Week Holding Deposit - £300.00)
- Smokers: Not Allowed
- Unfurnished
- Length of Tenancy: 12 Months
- Available: Mid February 2025

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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