



## The Dower House Cottage 2 Deans Row

, Gayton, NN7 3HA

**£950 PCM**



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available now!!

Situated in the popular village of Gayton is this newly refurbished one bedroom bungalow with a shared gravel courtyard and car port parking for one car.



Unfurnished Accommodation: Entrance lobby, lounge, kitchen, dining room, bedroom, bathroom, covered parking for one car. Pets considered but an additional £25.00 per month will be added to the rent.

A newly refurbished detached single storey accommodation. The property benefits from upvc double glazing, new carpets, neutral decoration, electric heating. A gravel driveway leads up to the annexe which has parking for one car and use of one half of the open garage. The upvc entrance door leads into the entrance lobby which has tile effect vinyl flooring. A door leads to the master bedroom measuring with a window to the front elevation plus a high level window and features a 12 foot vaulted ceiling. The white bathroom suite has a shower over the bath, glazed screen, hand basin, toilet heated towel rail and vinyl tile effect flooring. A door from the entrance lobby leads into the dining room and a door leads from here into the newly fitted kitchen. The kitchen has white gloss units with a new electric cooker, fridge/freezer and plumbing for a washing machine, new vinyl tile effect floor and there is also an airing cupboard. The lounge looks out onto the courtyard. There will be an additional monthly charge of £135.00 for council tax and water payable with the rent.

Living Room 12'09 x 12 (3.89m x 3.66m)

Kitchen 11'08 x 8'02 (3.56m x 2.49m)

Dining Room 11'09 x 10'04 (3.58m x 3.15m)

Bedroom 11'10 x 10'07 (3.61m x 3.23m)

Bathroom 7'06 x 5'03 (2.29m x 1.60m)

## Area Map



## Energy Efficiency Rating

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         |           |
| (81-91) B  | 81                      |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   | 13                      |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW

Tel: 01604 250066 Email: [rentals@greenerrentals.com](mailto:rentals@greenerrentals.com) <https://www.richardgreener.co.uk>