16 Wimbledon Street
St James
NORTHAMPTON
NN5 5EW

£900 Per Month

- AVAILABLE DECEMBER
- MODERN KITCHEN
- RADIATOR HEATING
- ENERGY EFFICIENCY RATING: D
- TWO BEDROOMS
- FOUR PIECE BATHROOM
- CLOSE TO RAILWAY STATION

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

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The Property Ombudsman

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Available DecemberLocated in the popular location of St James with nearby shops and parks is this 2 bedroom mid terrace home. The property offers, kitchen, lounge, two double bedrooms and a four piece family bathroom suite. The property benefits from a low maintenance garden.

Entrance Hall
Entry through hardwood partly glazed door with a window over, laminate flooring, radiator, stairs rising to first floor landing, partly glazed door through to;

Lounge / Dining Room
22'0" x 10'1" (6.73 x 3.08)
Fireplace with meter cupboard to side of chimney breast, further meter cupboard, laminate flooring, TV point, telephone connection point, radiator, understairs storage cupboard, windows to front and rear elevations.

Kitchen
9'10" x 7'10" (3.02 x 2.41)
Fitted in modern wood fronted base and wall mounted cupboards with roll top worktops, inset single drainer sink unit, built-in oven, inset gas hob with stainless steel extractor fan over, half tiling, plumbing for washing machine, space for tall standing fridge freezer, tiled flooring, spotlights to ceiling, gas-fired central heating boiler, window and partly glazed door to side elevation.

Landing
Spotlights to ceiling, access to loft area.

Bedroom one
13'2" x 10'6" (4.03 x 3.22)
Original feature fireplace, recesses the side of chimney breast, radiator, two windows to the front elevation.

Bedroom two
11'4" x 8'2" (3.46 x 2.50)
Recesses to side of chimney breast, radiator, window overlooking rear garden.

Bathroom
Four piece suite of bath with tiled surround, double shower cubicle, pedestal wash hand basin, close coupled WC, radiator, spotlights to ceiling, Velux window to side, frosted window overlooking rear garden.

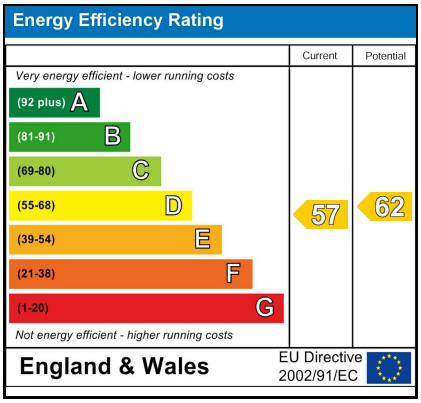
Rear Garden
Low maintenance rear garden of pebbled area with flower and shrub beds. The rear garden is enclosed by brick retaining walls and fencing with gated rear access.

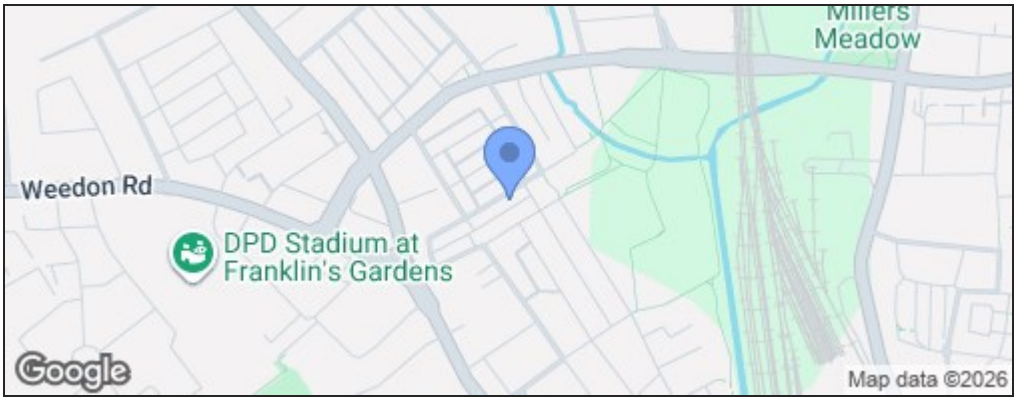
Agency Notes
Local Authority: West Northamptonshire Council
Council Tax Band - A

HOLDING DEPOSIT

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week’s rent - This is to reserve a

property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).





Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.