

**5 King Street  
Earls Barton  
NORTHAMPTON  
NN6 0LQ**

**£925 PCM**



- **\*\* AVAILABLE NOW \*\***
- **LOUNGE/DINER**
- **COURTYARD GARDEN**
- **ENERGY EFFICIENCY RATING: D**

- **TWO BEDROOMS**
- **VILLAGE LOCATION**
- **SORRY, NO PETS**
- **COUNCIL TAX BAND: B**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\* Available Now \*\***Horts are pleased to offer for rental this spacious two bedroom end terraced property in the sought after village of Earls Barton. Comprising of a lounge/dining room, kitchen, two double bedrooms and a large family bathroom. Call now to arrange a viewing.

### **Storm porch**

Enter via a wooden glazed door into a storm porch then via a glazed door into

### **Lounge/Dining room**

23'3" x 16'7" (7.11 x 5.08)

Stairs rising to first floor. Sash windows to front aspect and double glazed window to rear aspect. Two double radiators. Door to

### **Kitchen**

19'9" x 7'10" (6.02 x 2.39)

Wall and floor mounted units with matching work surfaces and complimentary tiling. Single bowl sink unit with drainer and mixer taps. Electric hob and oven. Two double glazed windows to side aspect and double glazed door leading to the rear garden. Built in storage cupboard.

### **Bedroom One**

16'2" x 10'10" (4.93 x 3.31)

Double glazed window to front aspect. Double radiator.

### **Bedroom Two**

11'9" x 10'9" (3.59 x 3.30)

Double glazed window to rear aspect. Double radiator.

### **Bathroom**

Three piece suite comprising a WC, pedestal wash basin and a corner bath with a shower over. Double glazed obscure window to rear aspect. Double radiator.

### **Rear garden**

Courtyard rear garden

### **Agents Notes**

Tax Band: B

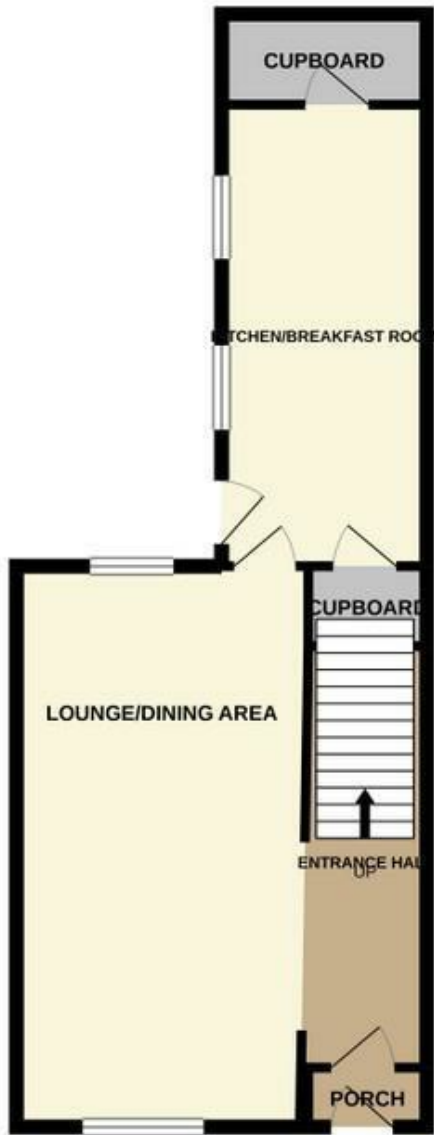
**\*\*AGENTS NOTE - HOLDING DEPOSIT\*\***

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.





GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.