

**4 Einstein Walk
Duston
NORTHAMPTON
NN5 6WE**

£1,400 Per Month



- AVAILABLE MID OCTOBER
- MASTER BEDROOM WITH EN SUITE
- GAS RADIATOR CENTRAL HEATING
- GATED OFF ROAD PARKING
- COUNCIL TAX BAND: C

- SEMI-DEATCHED HOUSE
- DOWNSTAIRS CLOAKROOM
- UPVC DOUBLE GLAZING
- CAR PORT WITH EV CHARGING POINT
- ENERGY EFFICIENCY RATING: C

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Mid October**** An immaculate three bedroom semi detached property, situated in the popular suburb of Duston. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with en-suite shower room, two further bedrooms and family bathroom. The property also benefits from gas radiator central heating, UPVC double glazing, front and rear gardens, electric gates leading to off road parking with car port and electric car charging facility.

Ground Floor

Entrance Hall

Radiator, vinyl flooring, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin, radiator, vinyl flooring, tiled splash areas.

Lounge

15'5" x 12'0" (4.72 x 3.67)

Radiator, TV point, UPVC double glazed window to front, door to:

Inner Hall

Stairs leading to first floor, radiator, door to:

Kitchen/Dining Room

15'6" x 9'7" (4.73 x 2.94)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in hob and electric oven with extractor fan above, built in fridge/freezer, dishwasher and washing machine, tiled flooring, radiator, UPVC double glazed French doors to rear, UPVC double glazed window to rear.

First Floor

Landing

Built in storage cupboard, access to loft, doors to:

Bedroom One

10'3" x 9'8" (3.14 x 2.95)

Radiator, built in wardrobe, UPVC double glazed window to rear, door to:

En Suite Shower Room

Suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, vinyl flooring, radiator, UPVC double glazed window to rear.

Bedroom Two

8'1" x 11'5" (2.47 x 3.48)

Radiator, UPVC double glazed window to front.

Bedroom Three

8'5" x 7'3" (2.58 x 2.22)

Radiator, UPVC double glazed window to front.

Family Bathroom

Suite comprising bath unit with shower mixer tap, wash hand basin, low level W/C, heated towel rail, tiled splash areas, vinyl flooring.

Externally

Front Garden

Small front garden laid with shrubs, paved pathway leading to front door.

Rear Garden

Paved patio area leading to lawn, surround by brick wall and timber fencing, electric double gates leading to tarmac driveway providing off road parking and carport with electric car charging point.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: C

****HOLDING DEPOSIT****

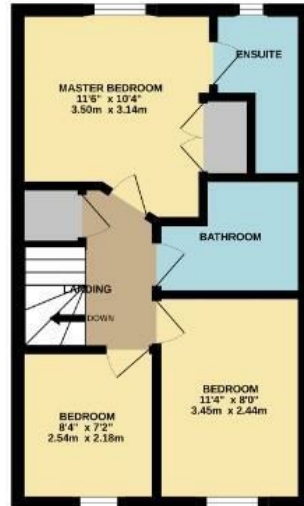
When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week's rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, 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).



GROUND FLOOR
590 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.