



9 Clover Close, Narborough, LE19 3FT

£1,350

AVAILABLE NOW - OUTSTANDING! Extended and beautifully presented INSIDE AND OUT! This fabulous property is approached by electrically operated gates which lead to a large driveway with a detached GARAGE/SHED. In brief the accommodation comprises: Porch, Hallway, Living room, FABULOUS dining kitchen CONSERVATORY, Ground floor WC. First Floor: Three bedrooms and a Bathroom. Sorry strictly no pets.

Additional Image

Porch

Hallway

Living Room
15'9" x 15'8" (4.81 x 4.79)

Additional Image

Dining Kitchen
22'1" x 15'9" (6.75 x 4.81)

Fabulous refitted kitchen with a quality range of base and eye level storage units with kick board lights. There is a free standing range style cooker, dishwasher and fridge / freezer.

Additional Image

Additional Image

Conservatory
13'4" x 8'7" (4.07 x 2.64)

Additional Image

First Floor Landing

Master Bedroom
13'9" x 9'6" (4.2 x 2.9)

Bedroom Two
9'9" x 7'0" (2.99 x 2.14)

Bedroom Three
6'11" x 6'5" (2.13 x 1.97)

Bathroom

Outside

Tenant Fees & Protection Information
TENANT FEES AND PROTECTION INFORMATION

As well as paying the rent, you may also be required to make the following Permitted Payments:

PERMITTED PAYMENTS
Before the tenancy starts (payable to Carlton Estates)
Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

Early Termination of the Tenancy

Payment of the Landlord's costs of re-letting the property plus unpaid rent outstanding on the tenancy from the time of termination until the time of a new tenant moving in. A maximum amount of unpaid rent payable will be the amount outstanding to the end of the contracted tenancy term.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water
Communications – Telephone and Broadband
Installation of Cable, Satellite, TV aerial
Subscription to Cable, Satellite, TV licence
Council Tax

Other Permitted Payments

Any other permitted payments not included above under the relevant legislation including contractual breaches and damages.

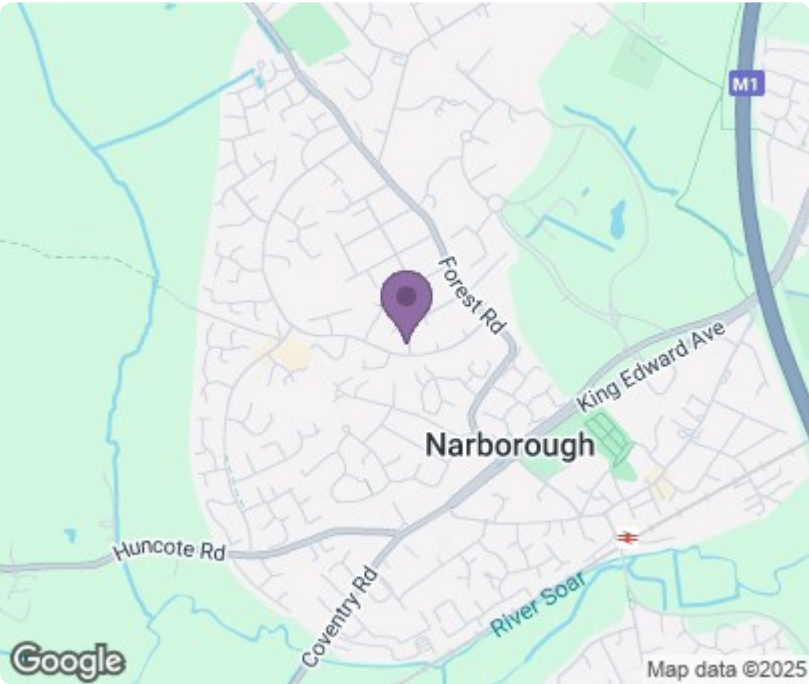
Damages
The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

TENANT PROTECTION INFORMATION
Carlton Estates are members of the following schemes:
Client Money Protect (CMP) – Membership number – CMP001562
CM Protect Limited
Premiere House
1st Floor
Elstree Way
Borehamwood
WD6 1JH

The Property Ombudsman – Membership number – D0157
The Property Ombudsman
Milford House
43 – 55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Opening Hours
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 85 |
| | 71 | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | | EU Directive 2002/91/EC |