



## 80 Albert Road, Wellingborough. NN8 1EJ

Move Prop Lettings are pleased to offer to the market, this very well presented three bedroom property. \*\* available to view now and move in from the 11th August - as the landlord is renovating the property (new carpets and new decoration) \*\* Located in the town centre and within a short walk to many local amenities. This family home is available as a long term let. The accommodation briefly comprises; entrance hall, living room, dining room, fitted kitchen, downstairs toilet WC, landing, three bedrooms and a family bathroom. Further benefits include; Gas central heating, UPVC double glazing and rear garden. Deposit £1195. The landlord would like tenants who can provide employment references. (some pets considered subject to t&c's) A Holding deposit of £200.00 (equivalent to approx one weeks rent) is payable by the applicants to secure the property. If the application is successful the holding deposit will be deducted from the first month's rent. \*Please note these are old photos but be rest assured the property will be looking great



**£1,095 pcm**

## PROPERTY DESCRIPTION

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## FEATURES

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- TOWN CENTRE
- SEPERATE RECEPTIONS
- UPVC DOUBLE GLAZED
- REAR GARDEN
- GAS CENTRAL HEATING
- NEW DECORATION



## ROOM DESCRIPTIONS

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### Agents Notes

Tenant protection

Move Prop Lettings are a member of cmp Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Before the tenancy starts (payable to Move Prop 'the Agent')

A Holding deposit (equivalent to one weeks rent) is payable by the applicants to secure the property. If The Application Is Successful the holding fee will be deducted from the first month's rent.

Permitted Payments - During the tenancy (payable to Move Prop 'the Agent')

Payment of up to £50.00 if you want to make alternations to the tenancy agreement

Payment of £100.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

### Ground Floor

#### Entrance Hall

Secure UPVC double glazed entrance door to inner hall. Radiator, fitted carpet, central heating thermostat and stairs to the first floor. Doors to:

#### Lounge

12' x 11' 3" (3.65m x 3.44m) UPVC double glazed bay window to front aspect, double radiator, fitted carpet, telephone point, TV point and coving to ceiling.

#### Dining Room

12' 2" x 12' (3.70m x 3.65m) UPVC double glazed window to rear aspect, double radiator, fitted carpet and coving to ceiling. Door to:

#### Fitted Kitchen

10' 7" x 8' 8" (3.23m x 2.64m) Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit with mixer tap, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, UPVC double glazed window to side aspect, ceramic tiled flooring and coving to ceiling. Open plan to walk-in under-stairs storage cupboard with light and power connected.

#### Utility Room

8' 8" x 2' 8" (2.64m x 0.81m) With worktop space over, space for automatic washing machine, UPVC double glazed window to side aspect, tiled flooring, wall mounted combination boiler serving heating system and domestic hot water. Door to:

#### Cloakroom

Window to side aspect, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator and ceramic tiled flooring.

### First Floor

#### Landing

Fitted carpet, trapdoor into loft space and doors to:

#### Bedroom 1

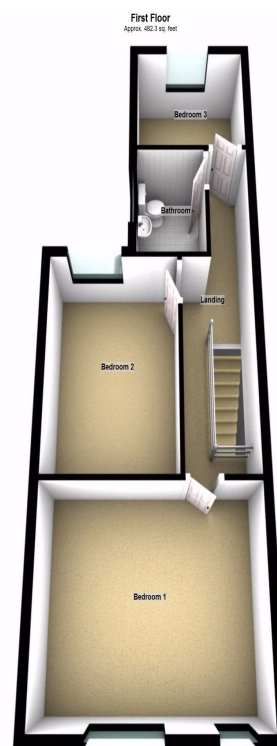
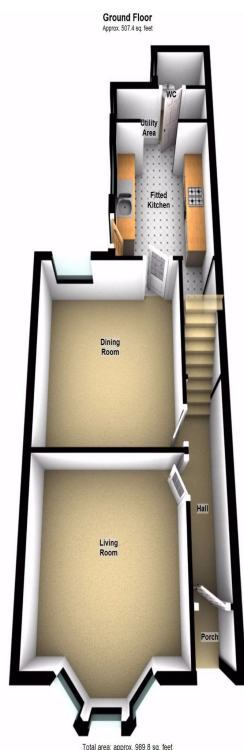
15' 2" x 11' 3" (4.62m x 3.44m) Two UPVC double glazed windows to front aspect, double radiator and fitted carpet.





## FLOORPLAN

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### Move Prop Lettings

64, Denington Road, Denington Industrial Estate, Wellingborough, NN8 2QH

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