



50 Washbrook Road, Rushden. NN10 9UX

LARGE TWO BEDROOM FAMILY HOME Available to move in from the 1st July. In close proximity to many amenities and the town centre. The property comprises of entrance hall, living room, separate dining room, fitted kitchen and a utility area. The first floor landing gives access to the master bedroom (large double room), second bedroom (large double room) and the family bathroom (with shower cubicle and bath) - further benefits include; double glazing, gas central heating and a rear garden with workshop. DEPOSIT £895.00. The landlord requests that any prospective applicants provide employment references to satisfy the mortgage lender. A holding deposit maybe payable - this is equal to one weeks rent. (this will be used as credit towards the first months rent)



£795 pcm

PROPERTY DESCRIPTION

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FEATURES

- * TWO BEDROOM
- * WELL PRESENTED
- * MODERN KITCHEN
- * MODERN BATHROOM
- * LARGE BATHROOM
- * REAR GARDEN



ROOM DESCRIPTIONS

Ground Floor

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

Entrance Hall

Access via a UPVC double glazed entrance door to inner hall. Doors to living room and dining room. Stairs to first floor.

Living Room

11' 11" to chimney breast x 11' 5" (3.63m to chimney breast x 3.48m) Window to front, radiator, fireplace, tv point, telephone point.

Dining Room

11' 7" x 11' 5" (3.53m x 3.48m) Window to rear, radiator, through to kitchen.

Kitchen

11' 7" x 7' 10" (3.53m x 2.39m) Re-fitted with base and wall units, stainless steel sink unit, work surfaces and tiling, electric oven and hob, cooker hood, space for fridge/freezer, under stairs storage cupboard, utility cupboard with plumbing for washing machine and window to rear, door to rear garden, window to rear.

First Floor

Landing

Loft access, cupboard, doors to:

Bedroom 1

14' 6" to chimney breast x 11' 4" (4.42m to chimney breast x 3.45m) Two windows to front, radiator.

Bedroom 2

11' 6" x 9' 3" to chimney breast (3.51 m x 2.82m to chimney breast) Window to rear, radiator.

Bathroom

10' 9" x 7' 11" (3.28m x 2.41m) White four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin and low level wc, radiator, window to rear.

Outside

Rear Garden

Laid to lawn, hedging, fencing, gated pedestrian access to front.. Brick built workshop/shed.



Wellingborough
64, Denington Road, Denington Industrial Estate, Wellingborough, NN8 2QH
01933 270272
sales@moveprop.co.uk