



- ❖ Semi-detached Family Home
- ❖ Hall, Lounge, Kitchen, Utility, W.C.
- ❖ Three Bedrooms, Bathroom
- ❖ Gardens, Off Road Parking
- ❖ UPVC Glazing Throughout
- ❖ 12 mth Tenancy Agreement
- ❖ Sorry, No Pets, No Smokers
- ❖ Unfurnished, Available End July
- ❖ EPC Energy Rating : - E
- ❖ Holding Payment : - £201.00

14 Brackley Lane, Abthorpe

£875 pcm



14 Brackley Lane, Abthorpe, Northamptonshire, NN12 8QJ

A three bedroom home with UPVC double glazing, a refitted kitchen/dining room and a refitted bathroom with shower. There is also a 17ft sitting room, a utility room, cloakroom/WC and an attached storage barn/workshop. Outside are front and rear gardens, a former coal shed and off road parking

LOCATION: Abthorpe lies three miles west of Towcester, the village being centred around the village green and Church. Shopping and schooling facilities are available at Towcester and more comprehensive facilities at Northampton and Milton Keynes. Communications in the area are excellent with the M1 accessed at Junction 15A and the M40 at the Junction of the A43 between Brackley and Oxford. There is a main line rail service between Milton Keynes and London, Euston which takes 40 minutes. Leisure facilities include golf at Farthingstone, West Park, Whittlebury and Silverstone, motor racing at Silverstone and steeple chasing at Towcester. Village information can be found on www.abthorpe.net

HALL: Approached through a Upvc double glazed door, coats hanging rails, stairs to first floor.

SITTING ROOM: 17' x 11' 7" (5.18m x 3.53m) Upvc double glazed window to front elevation, tiled fireplace, night storage heater, TV point, Upvc double glazed window and door to rear garden.

KITCHEN/BREAKFAST ROOM: 17' x 11' (5.18m x 3.35m) (max) Refitted in wood grain effect laminate units, one and a half bowl stainless steel sink unit, integrated wine rack, tiled fireplace Upvc double glazed windows to front, side and rear elevations, night storage heater, mosaic tiled splash surrounds, walk in under stairs storage cupboard.



UTILITY ROOM: 7' 7" x 6' (2.31m x 1.83m) Enamel belfast sink unit, fitted work surface, tall storage cupboard, Upvc to side elevation, Candy fridge/freezer, door leading to:

REAR HALL: With doors to the driveway, cloakroom and workshop/store.

CLOAKROOM: White low level WC, Upvc window to side elevation.

WORKSHOP/STORE: 9' 2" x 6' 5" (2.79m x 1.96m) Light and power connected, Upvc double glazed window to the side elevation, boarded eaves storage area.

LANDING: Access to roof void, Upvc double glazed window to rear elevation, airing cupboard housing hot water cylinder and slatted storage shelving.

BEDROOM ONE: 11' 3" x 11' (3.43m x 3.35m) Tiled fireplace, Upvc double glazed windows to front and side elevations, built in wardrobe, night storage heater.

BEDROOM TWO: 11' 8" x 8' 6" (3.56m x 2.59m) Night storage heater, built in wardrobe, Upvc double glazed window to front elevation.

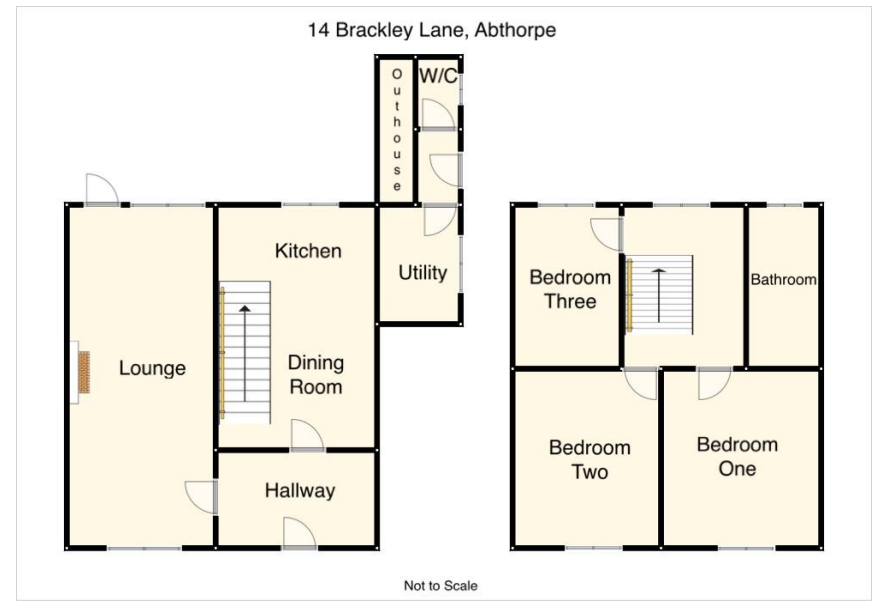
BEDROOM THREE: 9' 2" x 8' 7" (2.79m x 2.62m) Upvc double glazed window to the rear elevation, night storage heater.

BATHROOM: 6' 1" x 5' 3" (1.85m x 1.6m) White suite of panelled bath with a height adjustable shower over and side screen. Pedestal wash hand basin, low level WC, electric shaver point, wall mounted fan heater, Upvc double glazed window to rear elevation.

OUTSIDE: The front garden is laid mainly to lawn with shaped flower and shrub borders. To the side of the house is a paved driveway providing off road parking. There is a gated access to the rear garden, a door leading to the rear hall and a pathway leading to a gabled porch at the front.

REAR GARDEN: Laid mainly to lawn and bounded by fencing with a central pathway.





TENANT FEES

HOLDING PAYMENT: A holding payment equivalent to 1 weeks rent is payable upon the start of the application.

SUCCESSFUL APPLICATIONS: Any holding payment will be offset against the initial rent and deposit, with the agreement of the payee.

FAILED APPLICATIONS: A holding payment will not be refunded in circumstances where the tenant withdraws, fails a Right to Rent check or provides false or misleading information that materially affects their suitability to rent the property.

FEES PAYABLE IN ACCORDANCE WITH THE TENANTS FEE ACT 2019: Additional charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.

TENANCY AGREEMENT: An Assured Shorthold Tenancy Agreement will be drawn up and must be signed by all tenants. A tenant is any person over the age of eighteen years, residing in the property on a permanent basis.

This Agreement is a legally binding document. Anyone entering into this legal Agreement must be aware of the responsibilities and liabilities involved. If you are unsure, please take legal advice.

ANTI-MONEY LAUNDERING: To comply with anti-money laundering regulations, Bartram & Co have to be satisfied as to the identity, residency status and right to reside of all tenants. Failure to provide the requested documentation will affect your ability to rent the property.

CLIENT MONEY PROTECTION: Bartram & Co are members of SAFEagent and provide full client money protection. <https://safeagents.co.uk/for-agents/client-money-protection/>

REDRESS SCHEME: Bartram & Co are members of the Property Redress Scheme. <https://www.theprs.co.uk/consumer/members/>

VAT: All fees quoted are inclusive of VAT at the prevailing rate.

Notes:

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Bartram & Co** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property.