



27 Turner Street, Northampton

£875 pcm

- ❖ Sought After Area Of Northampton
- ❖ Utility Rear Hall, Fitted Kitchen
- ❖ Hallway, Lounge, Dining Room
- ❖ Two Double Bedrooms, Bathroom
- ❖ Single Bedroom, Basement
- ❖ Double Glazing, Gas Fired Heating
- ❖ Enclosed Garden, Street Parking
- ❖ Unfurnished, Available November
- ❖ EPC Energy Rating : - D



27 Turner Street, Northampton, Northamptonshire, NN1 4JJ

LOCATION: Abington is a district of the town of Northampton, England, situated about 2 miles (3.2 km) east of the town centre.

DESCRIPTION: A well presented three bedroom Victorian mid terraced home. This property has been redecorated throughout and has new carpets in bedrooms and lounge. With stripped Pine doors, Upvc double glazing and gas fired central heating this property offers; a hallway, lounge with open cast iron fireplace and beautiful sash windows, a dining room with feature fireplace, French doors to the garden and original Pine flooring. The fitted kitchen is well laid out to offer a good amount of work surfaces, cooking appliances and space for an under counter fridge. Off of the kitchen are stairs down to a basement and a doorway through to the utility at the rear which gives access to the enclosed rear garden. On the first floor there are two double bedrooms each with built in wardrobes, a single bedroom/study and a bathroom. Sorry, this is a non smokers, no pets and no benefits property.

ACCOMMODATION: Hallway, Lounge, Dining Room, Kitchen, Utility, Basement, Three Bedrooms, Bathroom.

HALLWAY: 12' 4" x 2' 11" (3.784m x 0.891m) 1/2 glazed composite door to front. Provides access to the dining room. Stairs to first floor.

FITTED KITCHEN: 13' 7" x 8' 2" (4.147m x 2.502m) Upvc window to side. Fitted with a range of wall and base units in Rich Cream incorporating a Belfast ceramic sink, a double oven and extractor hood. There is space beneath the wood block work surfaces for an under counter fridge and an area to use as a breakfast bar. the landlords have left a dishwasher and fridge freezer for the tenants use, however, should they fail, they will not be maintained. Ceramic flooring. Door to basement and a door to;



LOUNGE: 10' 10" x 11' 6" (3.314m x 3.516m) 2 Upvc Sash windows with etched lower glazing. Cast iron open fireplace. T.V. point. Radiator. Archway to;

DINING ROOM: 11' 0" x 11' 11" (3.371m x 3.638m) Upvc French doors to garden. Feature cast iron fireplace. Radiator. Pine flooring. Door to;

REAR HALL/UTILITY: 5' 10" x 8' 3" (1.799m x 2.530m) Upvc 1/2 glazed door to rear. Plumbing for washing.

BEDROOM THREE: 5' 10" plus doorway x 8' 3" (1.799m x 2.530m) Upvc window to rear. Radiator.

BATHROOM: Upvc window with obscure glazing to side. 3pc White suite, comprising; bath with electric shower and glass screen over. Low level W.C., Pedestal wash hand basin. Radiator.



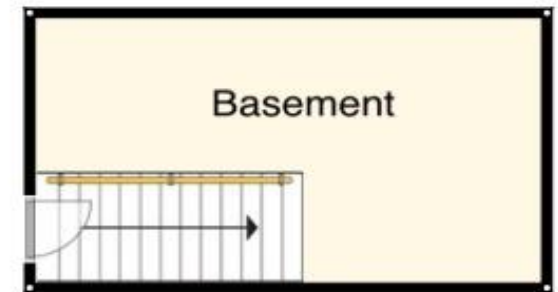
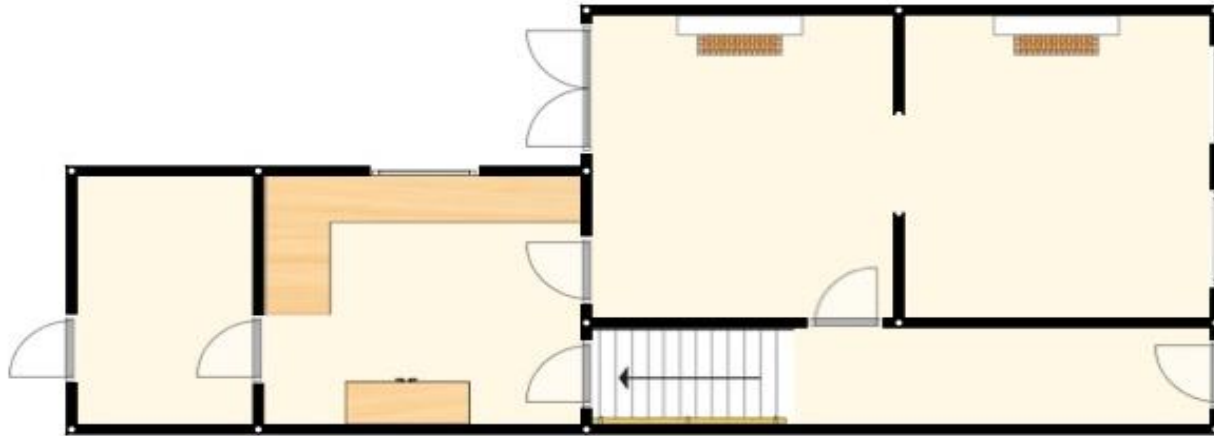


BEDROOM TWO: 11' 0" x 9' 4" (3.356m x 2.855m) Upvc window to rear. Feature cast iron fireplace. Built in wardrobe space. Radiator.

BEDROOM ONE: 11' 0" x 14' 10" (3.353m x 4.526m) Two Upvc Sash windows with etched lower glazing. Feature cast iron fireplace. Two built in wardrobes. Radiator.

GARDEN: Access from both the utility hallway and dining room, there is paving and patio adjacent to the property with low maintenance borders to one side. Behind a low retaining wall in a lawn area with borders.

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Not to scale

APPLICATION: Prospective tenants will be required to pay an Application Fee of £198 including VAT for the lead tenant. Every additional person over the age of 18, whether contributing to the monthly rent or not, will incur a charge of £90 including VAT to cover the cost of referencing, credit checks and drawing up the legal documentation. This Fee is non-refundable EXCEPT in the event of the landlord choosing not to proceed for reasons other than unsatisfactory and adverse references.

TENANCY: 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.

DEPOSIT: A deposit is required equivalent to 1.5 months rent. This must be paid, together with the first calendar month's rent, prior to the keys being released to the tenant. The payment must be in cleared funds i.e. Cash, building society cheque or bankers' draft. The deposit will be held throughout the term of the tenancy and refunded following the tenant's vacation, providing no costs have been incurred through damage or negligence on the part of the tenant. The deposit monies cannot, at any time, be utilised as payment for any part of rental due under the terms of the Agreement.

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.

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.