



Property Consultants

Linking people to properties



£675 PCM
Fuller Street
Kettering, Northamptonshire NN16

QW

A very well presented two bedroom terraced house which is centrally located within easy reach of the Kettering town center and all amenities. Accommodation comprises: Entrance hall, large combined lounge/dining room with double French doors to the garden, modern fitted kitchen with stainless steel oven and hob, landing, two large double bedrooms, 1st floor 4 piece modern white family bathroom. Benefits include: Double glazing and gas central heating. Available from 24th January 2018 as unfurnished.

Very well Presented
Fitted Kitchen
Modern Bathroom
Combined Lounge/Diner
Gas Central Heating

Storm Porch

Wooden entrance door to entrance hall.

Entrance Hallway

Ceramic tiled flooring, double power point(s), stairs to first floor landing, door to dining room.

Living Room

11'0" x 11'0"

Replacement uPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), power point(s), opening to dining room.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Dining Room

12'0" x 11'0"

Double radiator, wooden laminate flooring, power point(s), opening living room, double door, opening kitchen, opening to living room.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Fitted Kitchen

15'0" x 7'0"

Base and eye level units with worktop space over refitted cupboards with drawers, stainless steel sink, plumbing for automatic washing machine, space for fridge/freezer, built-in cooker oven, four ring gas hob with extractor hood over, replacement uPVC double glazed window to side, ceramic tiled flooring, power point(s), understairs storage cupboard.

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View of Kitchen

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View of Oven

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



View of Hob

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



View of Extractor Hood

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



Utility Area

4'0" x 7'0"

Single radiator, ceramic tiled flooring, power point(s).

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Landing

Access to all first floor rooms., fitted carpet.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Carpets need to be professionally cleaned on exit of the property. Should you require larger pictures then these can be emailed on request.



Bedroom 1

11'0" x 15'0"

replacement uPVC double glazed window to front, fitted built-in wardrobe(s), radiator, fitted carpet flooring.

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View of Bedroom 1

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Bedroom 2

11'0" x 12'0"

Replacement uPVC double glazed window to rear, radiator, wooden laminate flooring, TV point(s), power point(s).

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



View of Bedroom 2

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Storage Room

11'0" x 2'8"

Replacement uPVC double glazed window to front, fitted carpet flooring.

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Family Bathroom

Panelled bath, pedestal wash hand basin and WC, tiled splashbacks, replacement uPVC double glazed window to rear, single radiator, ceramic tiled flooring,

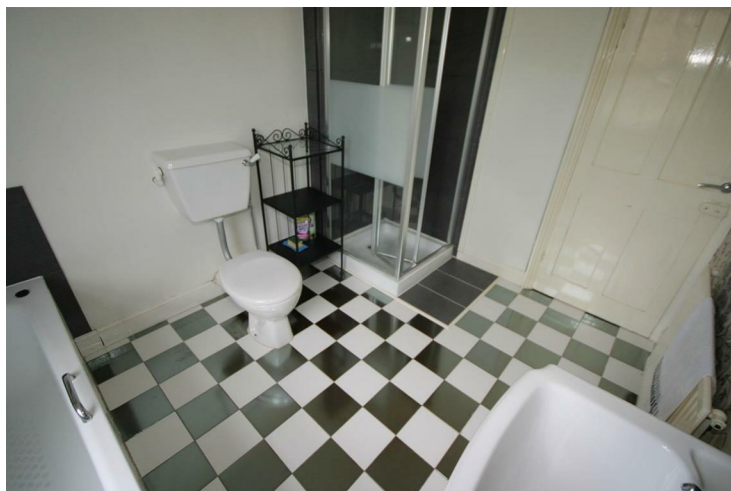
Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



View of Family Bathroom

A modern 4 piece suite comprising: Paneled bath, separate shower cubical with electric shower, pedestal wash hand basin, low level Wc, half tiled walls, ceramic tiled flooring, single radiator.

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Outside

Rear Garden

Enclosed by timber panelled fence, block paved path to raised timber decking area, brick built raised border with mature shrubs, large brick built outhouse to the rear.

Garden: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Tenancy Administration Fees

dg Property Consultants standard Tenancy agency fees are as follows. All fees are inclusive of vat at 20% Tenants Immigration & ID Verification Check - £15 per person - paid & carried out prior to tenancy application. Tenancy & Reference Fees are charged at - £300 per property. Additional tenants above two will be charged - £150 Guarantors Reference Fee (If Applicable) are charged at - £150 Repeat Tenant reference fees - £150 Company referencing - £300 This covers the cost of carrying out your credit status, Employment & Previous Landlord/Agent References and creating a contract for the tenancy. Additional Tenancy fees (chargeable during the tenancy). All fees are inclusive of vat at 20% Renewal of tenancy agreement - £60. Changing or adding an Occupier - £240. End of tenancy check out fee - £90 Refunds. If the references we receive do not match the information you provide on your application form you will not be entitled to a refund of the administration / reference fees. If your offer to rent is not accepted by the landlord you will be entitled to a full refund of the amount paid. If you fail to move in to the property on the agreed date you will not be entitled to a refund of the amount paid in respect of the Tenancy Agreement, Reference Fees, Guarantors Fees or any deposit. If your references are not accepted by the landlord but do match with the information you have provided on your application form you will be entitled to a full refund of all monies paid.

Property Condition Report

I / we have checked through the Inventory and Statement of Condition and have found them to be correct. All appliances are in working order and inventory items are in a good clean condition except where stated in the inventory & condition report.

Tenancy Date

Tenancy Start Date:

Tenants Signature.

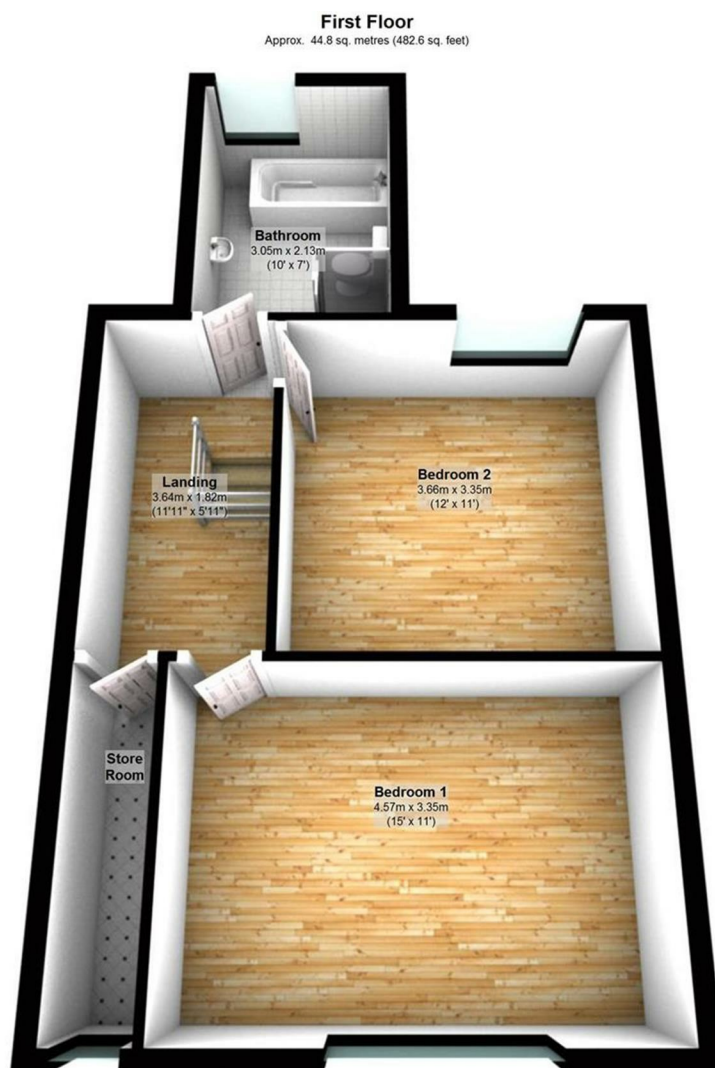
Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

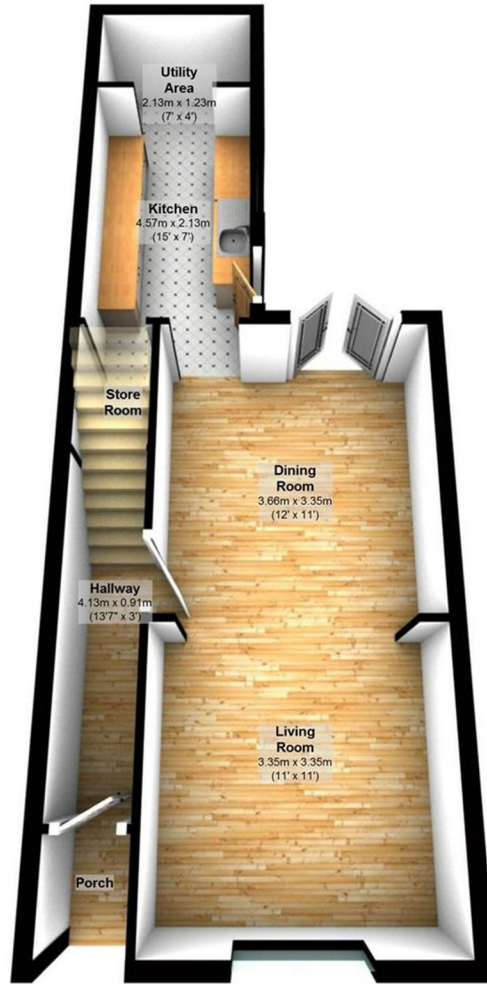
MISDESCRIPTIONS ACT - Lettings

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



Ground Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



Total area: approx. 88.7 sq. metres (954.6 sq. feet)

