



30 Nelson Road | Hartford | HUNTINGDON | PE29 1SB

Rent £1,000 pcm

- Terraced Home
- Three Bedrooms
- 19ft Lounge/Diner
- 19ft Kitchen/Breakfast Room
- UPVC Double Glazed
- Council Tax Band 'B'
- Gas Central Heating
- Off Road Parking
- Unfurnished
- Available June 2024

**FAQ's**

Council Tax Band: B  
 Pets: Not Allowed  
 Smoking: Not Allowed

**Application Process**

**Holding Deposit**

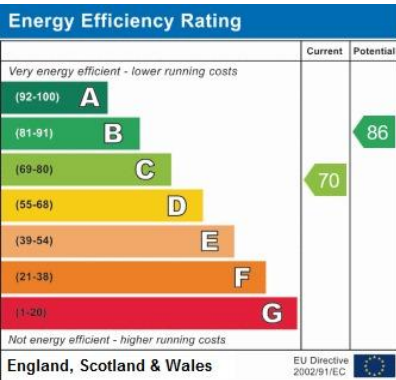
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referencing," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

**Deposit**

The deposit is equal to 5 weeks rent.

**Tenant Fees**

Changes to the Tenancy Agreement - **£50 inc VAT**  
 Standard Door Key Replacement - **£10 inc VAT**  
 Specialist Door Key Replacement - **£20 - £50 inc VAT**  
 Fob Replacement - **£50 inc VAT**



Address:  
 30 Winton Road, Hartford, PE28 1SB

**ENTRANCE PORCH** Accessed from Storm Porch: Double Glazed Door: Window to Side: Door to Lounge/Dining Room.

**LOUNGE/DINER** 19' 1" x 11' 8" (5.82m x 3.56m) Double Glazed Windows to Front: Two Radiators: Stairs to First Floor Landing.

**KITCHEN/BREAKFAST** 19' 1" x 11' 5" (5.82m x 3.48m) Two Double Glazed Window to Rear: Double Glazed Door to Rear Garden: Fitted Kitchen: Breakfast Bar: Integrated Electric Oven and Gas Hob: Extraction: Space for Fridge/Freezer: Integrated Dishwasher: Plumbing for Washing Machine. Radiator.

**LANDING** Loft Access: Airing Cupboard housing Hot Water Tank with Shelving: Radiator.

**MASTER BEDROOM** 11' 6" x 9' 10" (3.51m x 3m) Double Glazed Window to Front: Fitted Wardrobes: Radiator.

**BEDROOM TWO** 10' 1" x 8' 2" (3.07m x 2.49m) Double Glazed Window to Rear: Wall Mounted Gas Boiler: Radiator.

**BEDROOM THREE** 8' 11" x 8' 3" (2.72m x 2.51m) Double Glazed Window to Front: Radiator.

**BATHROOM** Double Glazed Windows to Rear: Toilet: Wash Hand Basin: Bath with Shower Over: Heated Towel Rail.

**FRONT GARDEN** Laid to Lawn: Shrub Borders.

**REAR GARDEN** Laid to Lawn: Outside Tap: Gated Access to Parking and Garage.

**GARAGE** 17' x 8' 3" (5.18m x 2.51m) Up and Over Door: Power and Light.

