

hawksbys
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1 Baker Street, Wellingborough, NN8 4DY

£900 PCM



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1 Baker Street

Wellingborough, NN8 4DY

Ideally located for Wellingborough town centre and local amenities this smart Victorian property has been improved by the current landlord to a very good standard. Benefits of this home include: PVCu double glazing to windows, gas radiator central heating with combination boiler, refitted kitchen and shower room, main bedroom measuring over 13ft in length and quality interior decor and floor coverings throughout. The accommodation on offer is as follows: Entrance hall, lounge, dining area, kitchen, first floor landing, 3 bedrooms and bathroom. **VIEW NOW AS WE EXPECT THIS PROPERTY TO RENT QUICKLY!!**

PS: The front and rear gardens are going to be cut back and whatever is broken will be fixed by the end of October.



Entrance Hall

Lounge

10'6" x 10'4" (3.20 x 3.15)

Dining Room

11'7" x 10'4" (3.53 x 3.15)

Kitchen

12'10" x 8'2" (3.91 x 2.49)

Landing

Bedroom 1

13'5" x 10'11" (4.09 x 3.33)

Bedroom 2

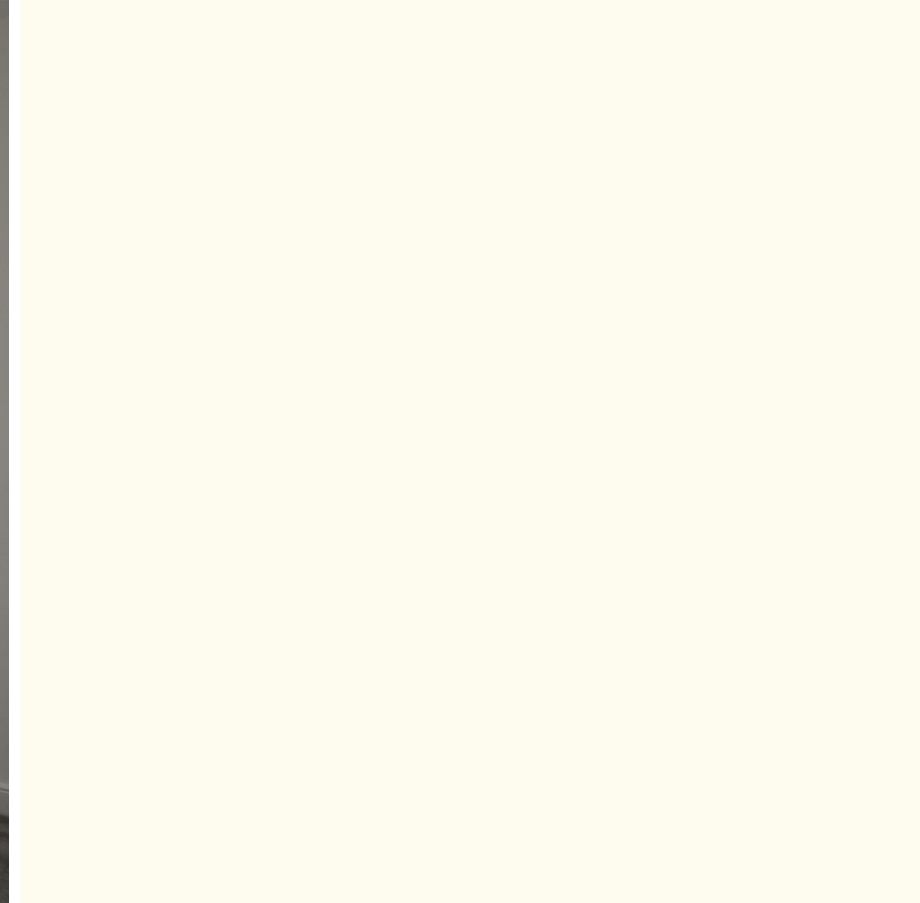
11'2" x 7'10" (3.40 x 2.39)

Bedroom 3

8'2" x 6'2" (2.49 x 1.88)

Bathroom



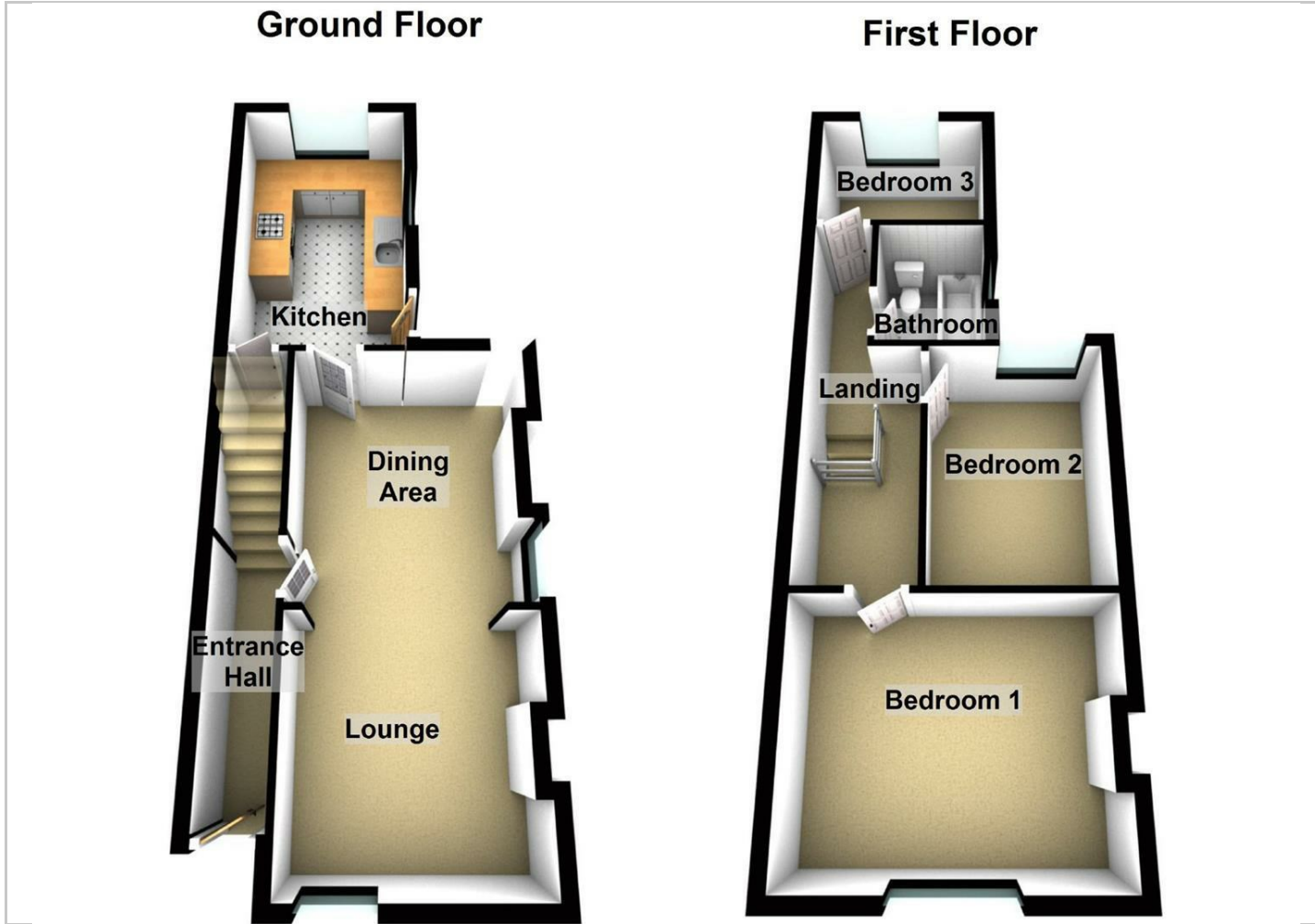


Directions

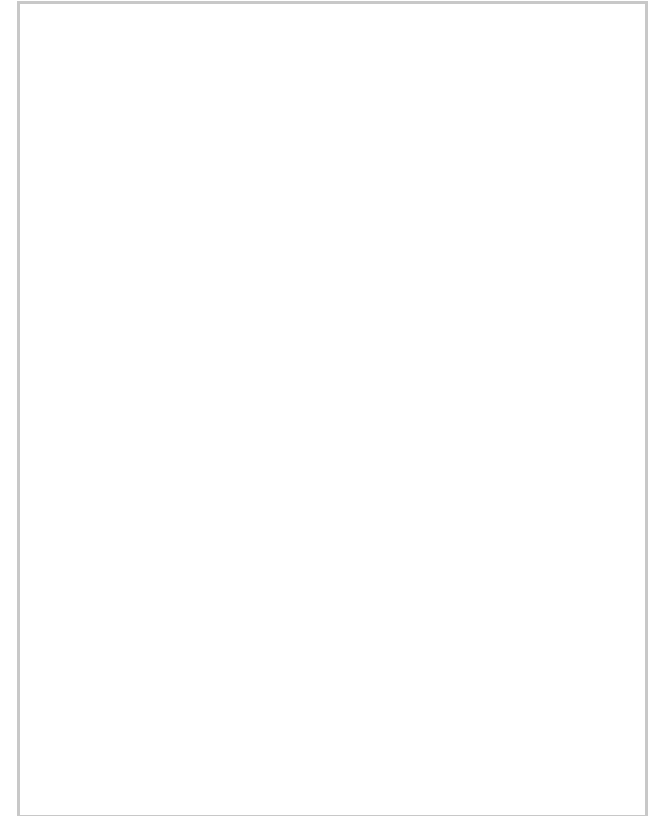




Floor Plans



Location Map



Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		