

hawksbys
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72 Edinburgh Road, Wellingborough, NN8 2HW

£995 PCM



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72 Edinburgh Road

Wellingborough, NN8 2HW

Hawksbys are pleased to offer to the market this 3 bedroom semi detached property situated in a cul de sac location on the Kingsway. The landlord has improved the property to a very good standard throughout and benefits include: modern re-fitted kitchen and bathroom, 3 generous size bedrooms, UPVC double glazed windows and gas combination boiler. The accommodation offers: entrance hall, large lounge/diner, kitchen, downstairs wet room, landing, 3 bedrooms and bathroom.

The property has a low maintenance gravelled frontage, to the rear is an excellent size family garden with a brick built outhouse which is good for storage. There is also parking within the cul de sac.

VIEW NOW!!!



Entrance Hall

Downstairs Wet Room

Lounge/Diner

19'11" maximum x 10'3" maximum (6.07 maximum x 3.12 maximum)

Kitchen

10'5" x 9'4" (3.18 x 2.84)

Landing

Bedroom 1

10'11" x 9'4" not including built in wardrobes (3.33 x 2.84 not including built in wardrobes)

Bedroom 2

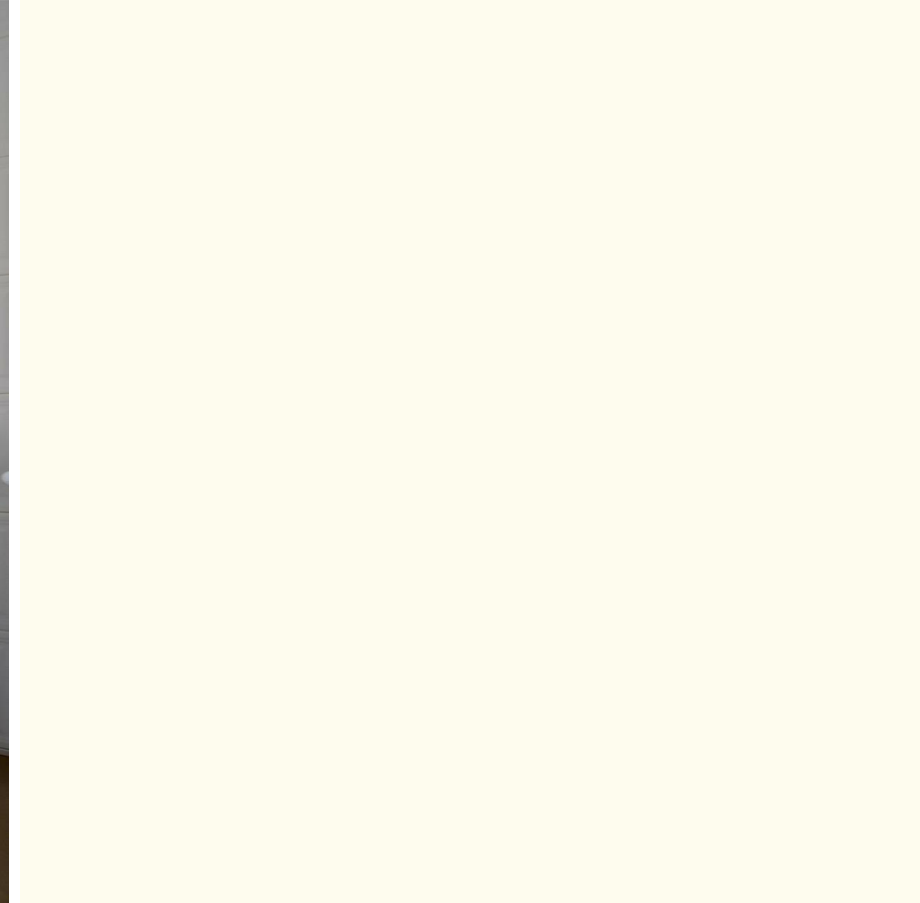
10'11" x 10'5" (3.33 x 3.18)

Bedroom 3

9'4" x 8'8" (2.84 x 2.64)

Bathroom





Directions

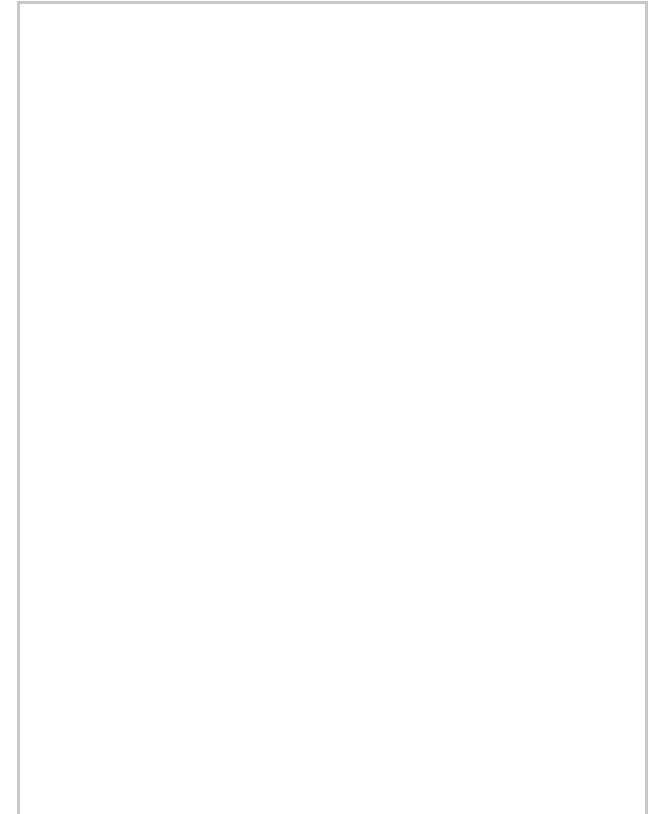




Floor Plans



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