



14 Ivatt Avenue, Wellingborough, NN8 1TF

£1,175









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- 2 DOUBLE BEDROOMS
- GARAGE
- BUILT IN APPLIANCES
- SHORT WALK TO WELLINGBOROUGH RAILWAY STATION
- OFF ROAD PARKING FOR 3 CARS
- GREAT CONDITION
- POPULAR STANTON CROSS DEVELOPMENT

A GREAT NEW PROPERTY TO RENT ! This 2 Bedroom Coach House was constructed by Bovis Homes on the new STANTON CROSS development which is only minutes walk away from Wellingborough Railway station. Internally the property is presented in excellent condition and benefits include: 2 DOUBLES BEDROOMS, Smart modern kitchen with fully integrated appliances, modern bathroom and a spacious open plan living space and quality floor coverings and interior decor throughout. To the front there is a single garage and 2 parking spaces to the side of the property. This really is a lovely property and is available long term.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating : B



## Entrance Hall & Stairs Leading Up

<b>Open Plan Living Space</b>	17'8" x 16'7" (5.41 x 5.08)
<b>Bedroom 1</b>	13'8" x 8'5" (4.17 x 2.59)
<b>Bedroom 2</b>	10'0" x 9'1" (3.07 x 2.77)
<b>Bathroom</b>	6'9" x 6'0" (2.06 x 1.85)
<b>Garage</b>	18'0" x 9'6" (5.51 x 2.92)





**Directions**

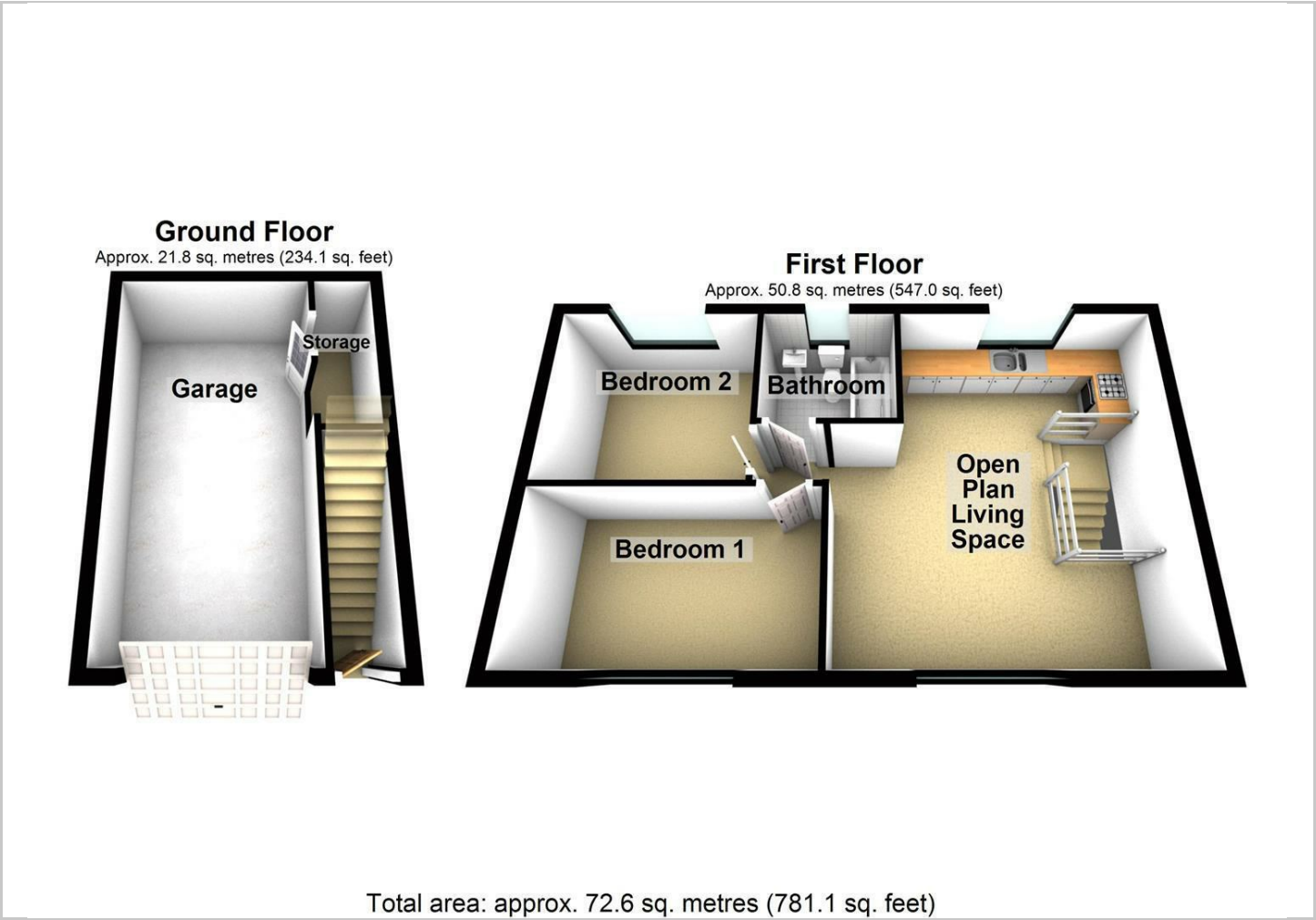








Floor Plans

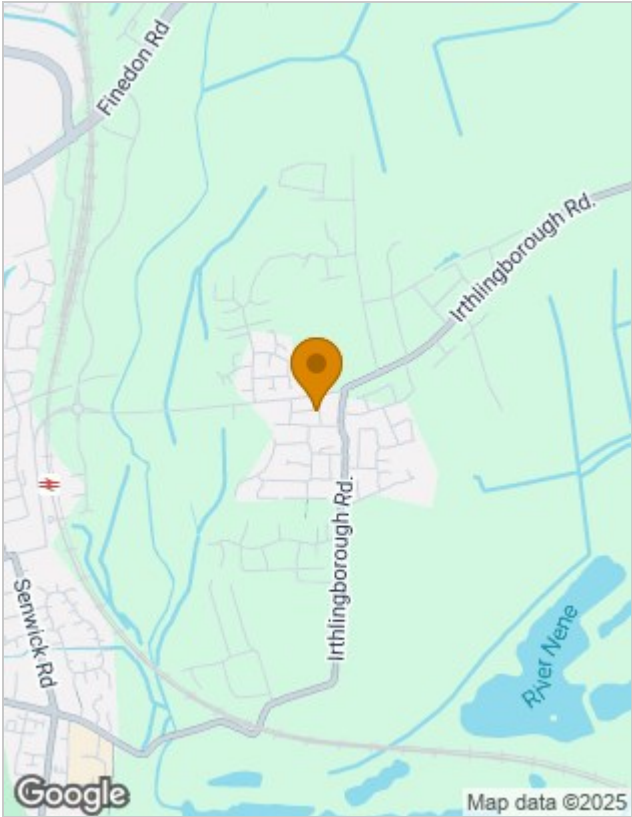


Viewing

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.

Location Map



Energy Performance Graph

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