



11 Belmont Gardens

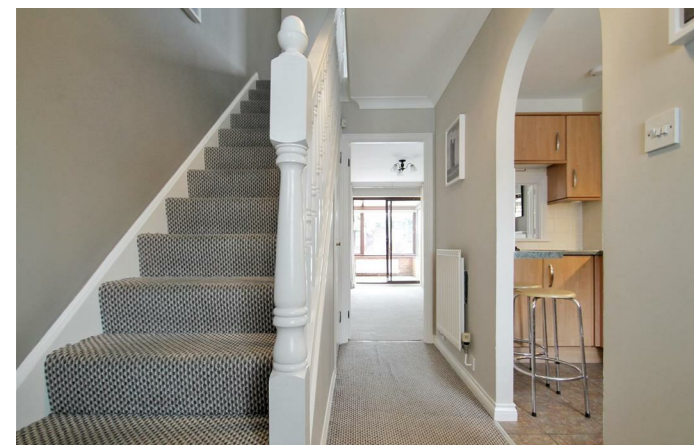
Raunds, Northamptonshire NN9 6RN



Simpson & Partners

Available immediately Sorry no pets* Simpson & Partners offer to the rental market this two bedroom semi detached home, positioned in a cul-de-sac location close to the prestigious London Road in the heart of the East Northamptonshire market town of Raunds with open views to the front and rear. The property is immaculately presented throughout and benefits from a newly fitted gas combi boiler. The accommodation briefly comprises: useful porch to the front, entrance hall, kitchen with built in fridge and freezer lounge/dining room with electric fire and with doors leading out to a good sized conservatory, to the first floor are two double bedroom and a three piece family bathroom with shower over the bath. To rear garden backs onto allotments and is low maintenance gravel with useful shed and storage area. With ample off road parking to the front. An internal inspection is strongly recommended. Available immediately, sorry no pets. EPC Rating C, council tax band B.

£950 Per Month



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TOTAL FLOOR AREA - 693 sq ft. (63.5 sq m.) approx.

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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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01832 731222

thrapston@simpsonandpartners.co.uk

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43-45 High Street, Thrapston, Northants, NN14 4JJ