



BYWATER HERRING
SALES & LETTINGS
A TRADITION OF TRUST



TO LET

Portland Road Irthlingborough
£625 Per Calendar Month



- Available Now!
- Newly Decorated & Ready To Move In
- Top Floor Studio Flat
- Long Term Let
- One Parking Space
- Close To Major Roads
- Short Walk To The High Street
- Council Tax Band A
- Ideal For A Single Tenant
- Brand New Oven

Sometimes a little space is all you need — especially when it's freshly decorated and just a short walk to the High Street.

This top-floor studio flat has everything you need, without any wasted space. It's clean, bright and ready for you to move straight in.

THE PROPERTY

It's in a quiet spot on the Knightlands estate — close enough to walk into town, with handy routes to the A6 and A45 if you're heading further afield.

Inside, the clever layout makes the most of every inch. A partial wall creates a natural divide between the living and sleeping areas — giving you a cosy spot to hang your coat and relax in front of the TV, while still having a private corner for your bed and fitted wardrobe.

The kitchen may be compact, but it's got everything you need — plenty of cupboards, brand new worktops and a new oven waiting for your first meal.

You'll also have your own bathroom with a shower over the bath and a separate WC.

Outside, there's a designated parking space — no need to worry about finding a spot after a long day.

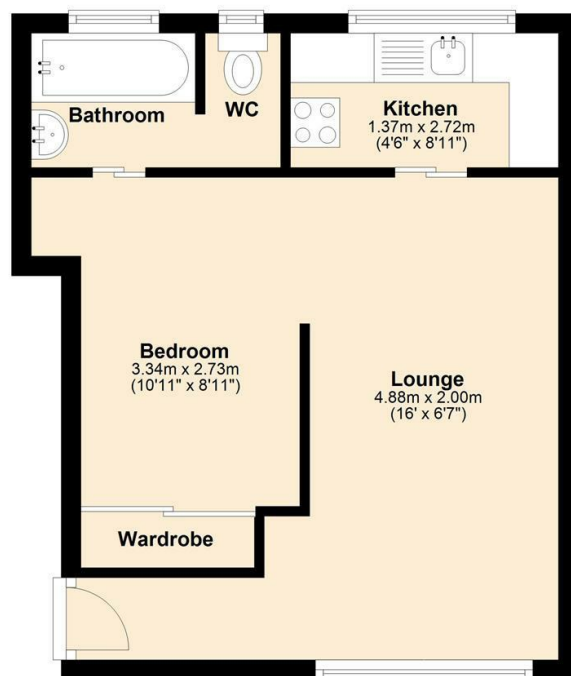
It's only a 6 minute walk down to High Street. It has everything you'll need day-to-day, with a range of local pubs, shops & takeaways, a Co-op, and even an Aldi.

If you prefer big name retailers, restaurant chains and multiplex cinemas, Rushden Lakes is only 10 minutes drive away - with a truly unique lakeside setting for a retail park.

The Stanwick Lakes nature reserve is even closer, it's just 10 minutes bike ride or 5 minutes away by car. It has something for every fitness level, with over 7 miles of footpaths, regular fun runs throughout the year and a choice of more sedate activities such as birdwatching or fishing at the nearby Stanwick Fisheries.

And if you want to hit the shops or catch up with friends, Wellingborough is the nearest large town, it's around 10 minutes drive away and also has direct train connections to St Pancras.

Top Floor
Approx. 27.0 sq. metres (290.2 sq. feet)



Total area: approx. 27.0 sq. metres (290.2 sq. feet)

