



## 22 Knot Tiers Mews

Upton, Northampton, NN5 4FS

£1,200 Per Calendar Month



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available NOW!

Situated in the popular location of Upton, is this lovely and modern two bedroom terraced house, with gated off-road parking.



Unfurnished accommodation: Entrance hall, Lounge, kitchen/diner, two bedrooms, bathroom, rear garden, allocated parking for one car. Energy Rating C. Council Tax Band C. Pets considered for an additional £50 per month per pet.

As you step into the entrance hall, you are greeted by a stylish entrance area with staircase leading to the first floor. The ground floor boasts a convenient WC with a window providing natural light, a washbasin, and a WC.

This modern kitchen is fully equipped with sleek wall and floor mounted units, a sink, oven, gas hob, and fitted extractor hood. Integrated appliances include a dishwasher, washing machine, and fridge/freezer. The living room is a cosy space with French doors that open onto the low-maintenance rear garden. The living room also includes a handy under-stairs storage cupboard, perfect for keeping your home clutter-free.

Upstairs, you will find two generously sized double bedrooms. The main bedroom is located at the back of the property and has two windows overlooking the rear garden, providing ample natural light. The second bedroom, located at the front of the house, features two windows and a useful storage cupboard. The stylish bathroom includes a bath with a shower overhead, a WC, and a hand washbasin.

Externally the property benefits from enclosed rear garden features paving slabs, a timber shed, and a fenced perimeter with gated rear access to residents' parking. Secure residents' parking with gated/key fob entry and one allocated parking space.

Don't miss out on this exceptional rental opportunity that perfectly balances modern amenities with the charm of a lively neighbourhood. Schedule a viewing today and experience all that this stunning property has to offer. Contact us now to apply and make this beautiful house your new home.

Living Room 14'08 x 10'11 (4.47m x 3.33m)

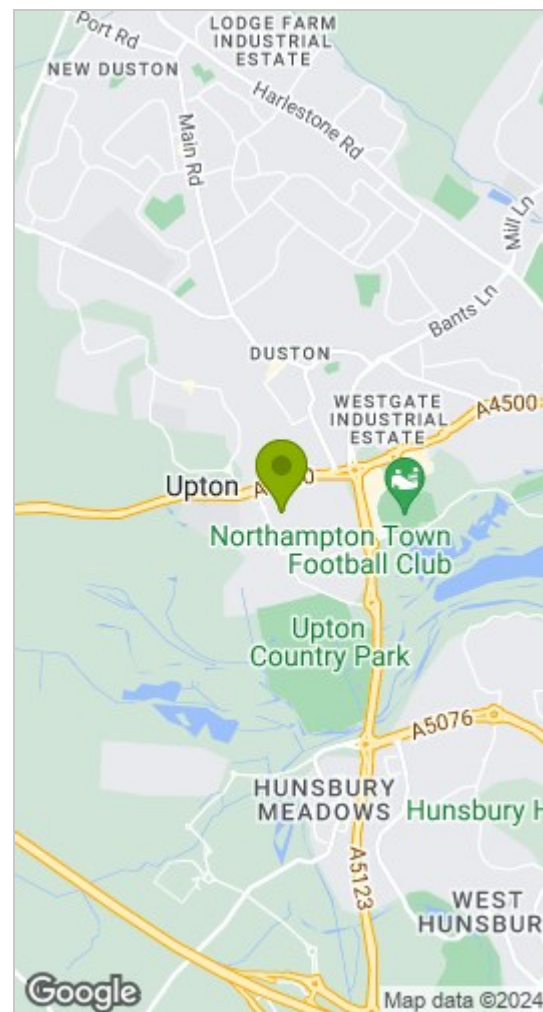
Kitchen/Dining Area 16'11 x 10'11 (5.16m x 3.33m)

Master Bedroom 14'07 x 10'11 (4.45m x 3.33m)


Second Bedroom 14'06 x 9'07 (4.42m x 2.92m)

Bathroom 7'03 x 6'11 (2.21m x 2.11m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>90</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW

Tel: 01604 250066 Email: [rentals@greenerrentals.com](mailto:rentals@greenerrentals.com) <https://www.richardgreener.co.uk>