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Billing Road East, Northampton NN3 3LG




£1,895 Per Month

A fabulous detached home which is located in one of Northampton's premier areas. Abington Vale has a plethora of local amenities including schools and green spaces. Set back from the road with drive to the house and a single garage to the side. The ground floor accommodation boasts a spacious (over 8 metres approximately) open plan combined kitchen and living area. To the living area is a fireplace and entertaining space with bifold French doors which open completely back to step out onto the decked terrace and garden. In the kitchen area fitted black base and eye level units with luxury Corian worktops, integrated double oven and dishwasher. There is a second large living room to the front which could be used as additional living space or a home office. Further rooms on the ground floor include a spacious hallway, cloakroom, WC and a utility room with washing machine and sink. There is also access to the garage. To the first floor there is the main bedroom which benefits from two fitted wardrobes and an ensuite. There are a further two bedrooms and a family bathroom with WC, basin and bath with shower over.

Available unfurnished Now, £1,895PCM. Deposit £2,186, Holding deposit £437.00, which will be deducted from the first rent payment. Rates Apply: Council tax band E. Initial tenancy length 12 months with a 6 month break clause.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	