

## **78 Moore Street, Northampton, Northamptonshire NN2 7HX**



**£475**

DOUBLE BEDROOM AVAILABLE NOW. BILLS INCLUDED. Ground floor bedroom in this three storey five bedroom fully furnished spacious property with three bathrooms situated in close proximity of Northampton town centre and within walking distance to Kingsley Park Terrace. Ground floor consists of entrance hall, three bedrooms and shower room with shower, w.c. and wash basin. To the lower floor there is an open plan kitchen with lounge area and bathroom with bath w.c. and wash basin. The kitchen comes with fridge/freezer, oven hob and extractor and washing machine and dryer. The First floor has two bedrooms and a shower room. The bedroom itself is located on the ground floor and includes a wardrobe, bed, chest of draws, desk.

Available for rent NOW at £475 per month. This property, a fully licensed HMO, represents a fantastic opportunity for those seeking a spacious and well-located room in Northampton. £100.00 Tenancy deposit. ALL UTILITIES AND COUNCIL TAX AND WIFI INCLUDED. Managed by Whites, a qualified managing agent, with help always available for maintenance issues. Call NOW on 01604 233600.

| 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                                                           |         |           |
|  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                    |         |           |
|-----------------------------------------------------------------------------------|---------|-----------|
|                                                                                   | Current | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions                               |         |           |
|                                                                                   |         |           |
| England & Wales                                                                   |         |           |
| EU Directive 2002/91/EC                                                           |         |           |
|  |         |           |