

**95 Greenhills Road, Northampton, Northamptonshire NN2 8EE**



**£1,175**

A very well presented three bedroom family home located in a desirable residential area, close to Kingsthorpe village. The accommodation comprises of entrance porch, hallway, living room, kitchen, and dining room with doors opening to a large rear garden. To the first floor are three bedrooms (two doubles & one single), and bathroom with electric shower over the bath. Further benefits include front garden, double glazing, and gas central heating.

Available unfurnished Now, £1175.00 PCM, deposit £1355.00. Holding deposit £271.00 which will be deducted from the first rent payment.

Rates apply, council tax band C. Initial tenancy length is 12 months with a 6 month break clause. Car parking on street where available.

| 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<br>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<br>2002/91/EC |  |