



3 Chestnut Close
Wymington, Beds NN10 9LX



Simpson & Weekley

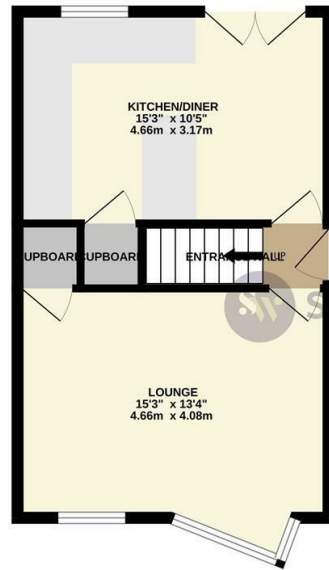
NEW INSTRUCTION New to the rental market is this three bedroom semi detached family home tucked away and ideally located in the North Bedfordshire village of Wymington and offering easy access to the A6 and Rushden. The property is well presented throughout briefly comprises entrance hall, spacious lounge and kitchen/dining room to the ground floor. To the first floor there are three bedrooms and a modern family bathroom with shower over the bath. The property further also benefits from gas central heating and double glazing throughout. Externally there are gardens to the front and rear and the rear garden benefits from a timber built cabin/summerhouse with power and lighting. There is also a single garage to the side of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Available around the middle of August. Sorry, strictly no pets. EPC Rating D. Council Tax Band B



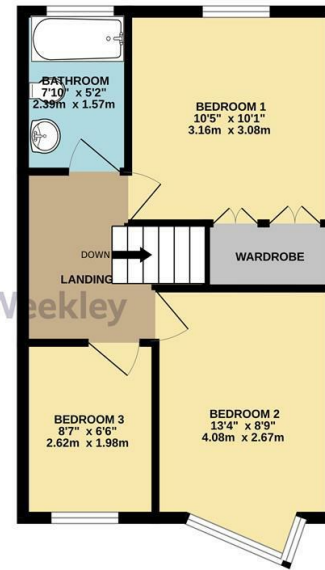
£1,150



GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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