

hawksbys  
service & people you trust



80 Wellingborough Road, Finedon, NN9 5LQ

£950 PCM





# 80 Wellingborough Road

Finedon, NN9 5LQ

- SMART 2 BEDROOM END OF TERRACE
- MODERN FITTED KITCHEN AND BATHROOM
- UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE/DINER
- FULLY ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING SYSTEM

Hawsbys are pleased to offer this well presented presented two double bedroom end of terrace property to rent. The property benefits from UPVC double glazing, gas radiator central heating, kitchen with built in appliances, two double bedrooms, three piece bathroom suite, front courtyard style garden and enclosed rear garden. The accommodation comprises entrance hall, lounge area, dining area, kitchen and on the first floor there are two double bedrooms and a bathroom.

We recommend you view this property urgently as we do not expect it to be around for long. 01933 22 22 33!!

EPC RATING: 'D'



## Entrance Hall

**Lounge Area** 13'0" into Bay x 10'6" (3.96 into Bay x 3.20)

**Dining Area** 11'2" x 10'10" (3.40 x 3.30)

**Kitchen** 11'4" x 6'4" (3.45 x 1.93)

**Landing**

**Bedroom 1** 13'9" x 10'9" (4.19 x 3.28)

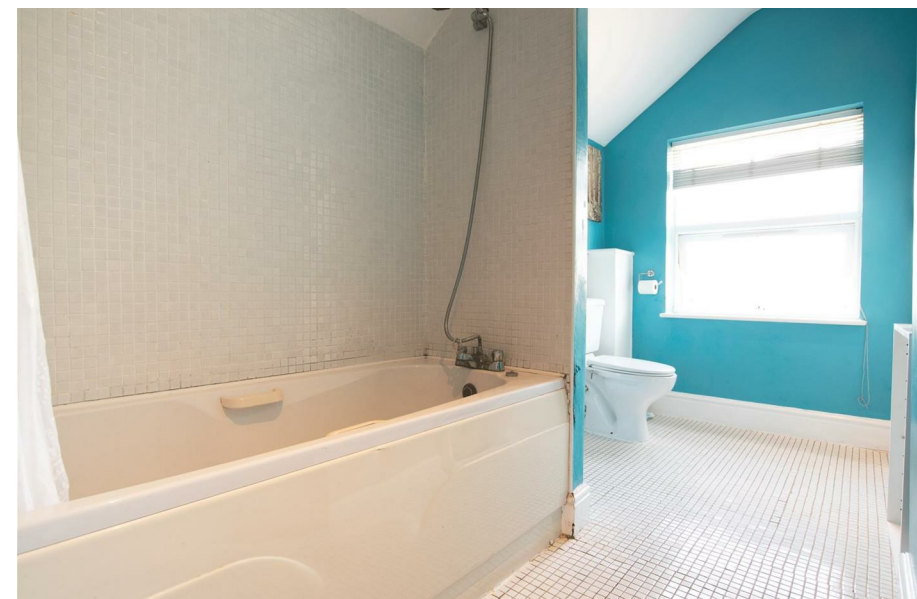
**Bedroom 2** 11'2" x 8'2" (3.40 x 2.49)

**Bathroom**



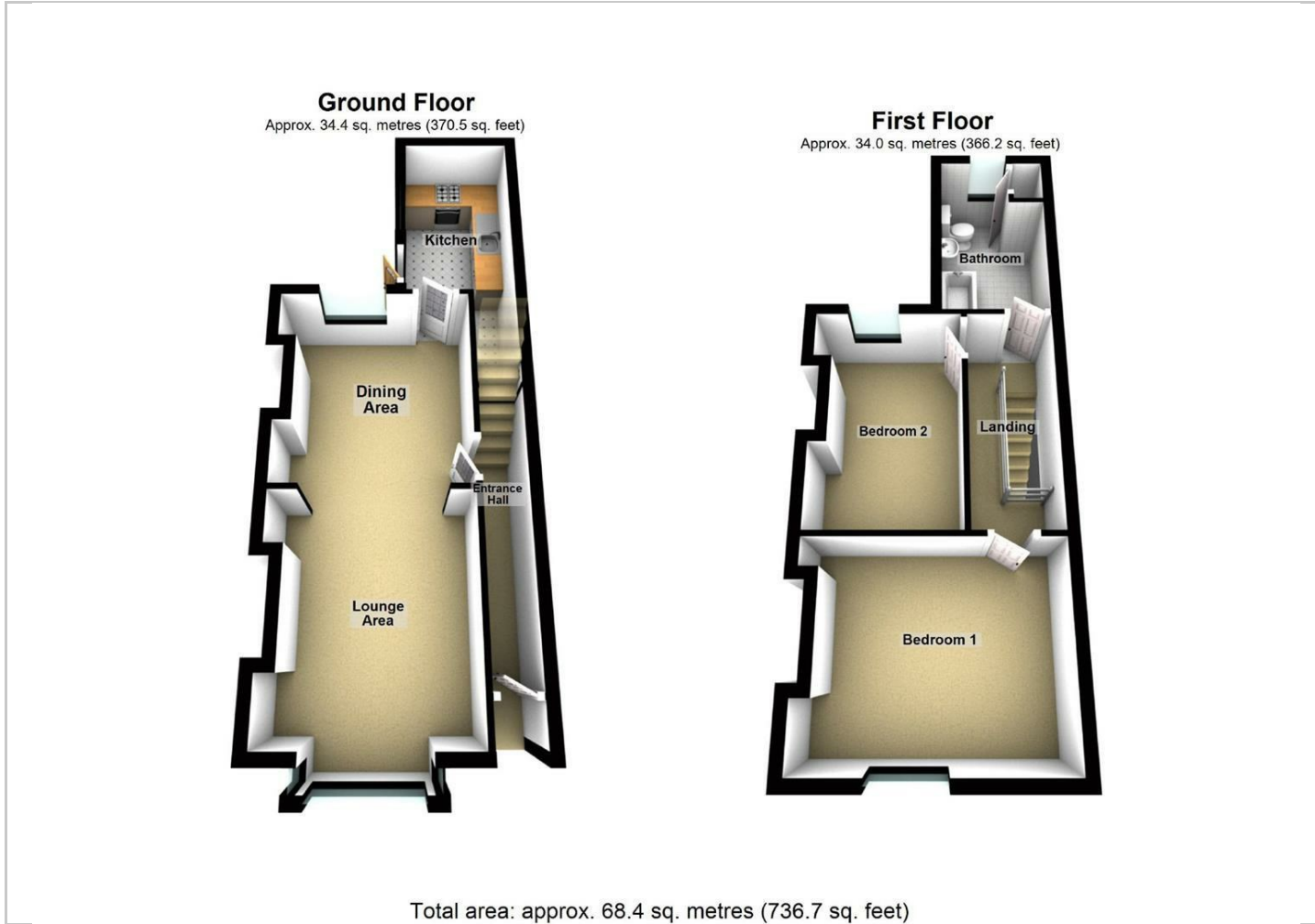


## Directions





## Floor Plans



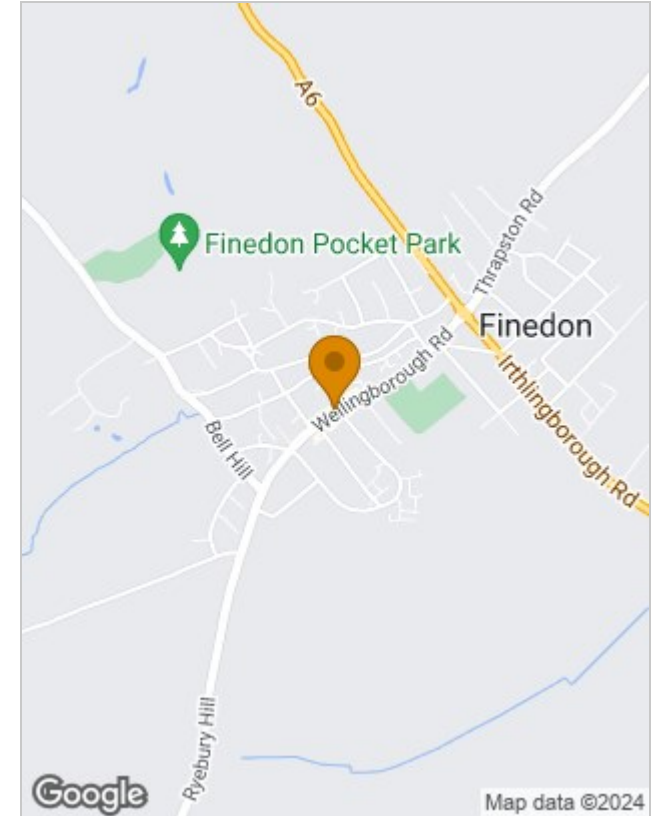
## Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS  
Tel: 01933 224444 Email: sales@hawksbys.net

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		