

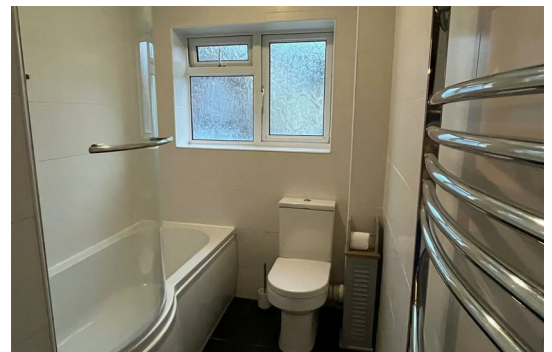
Irthlingborough Road, Finedon, NN9 5EH



£550 PCM

Smartamove is pleased to offer to let this ground floor double room in a well presented and high standard five bedroom HMO. The property is close to local amenities and benefits from a short drive to Irthlingborough, Rushden and Burton Latimer. The house benefits from free WiFi, newly fitted kitchen with appliances, utility room, a first floor bathroom and an additional downstairs shower room and a communal room. The room comes fully furnished, and the price is inclusive of bills and a bi weekly cleaner for communal areas. The deposit is £565 with a minimum tenancy of 6 months. The EPC rating is C. Viewings available now and move in from 01/05/24. Available to couples for an additional cost.

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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 ₂) 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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.