

## Irthlingborough Road, Finedon, NN9 5EH



### £525 PCM

Smartamove is pleased to offer to let this first floor double bedroom 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 rooms come fully furnished, and the price is inclusive of bills and a fortnightly cleaner for communal areas. The deposit is £525 with a minimum tenancy of 6 months. The EPC rating is C. Viewings available now; and move in once referencing has been completed. Available for a couple at additional price.

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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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.