



## School Mews, Wellingborough NN9 5FU

£244,995

- Three Storey Town House
- Family Bathroom
- Parking
- Three Bedrooms
- Open Plan Living
- Mid terraced
- Ensuite
- Rear Garden
- Gas central heating



Call 01933 423 983

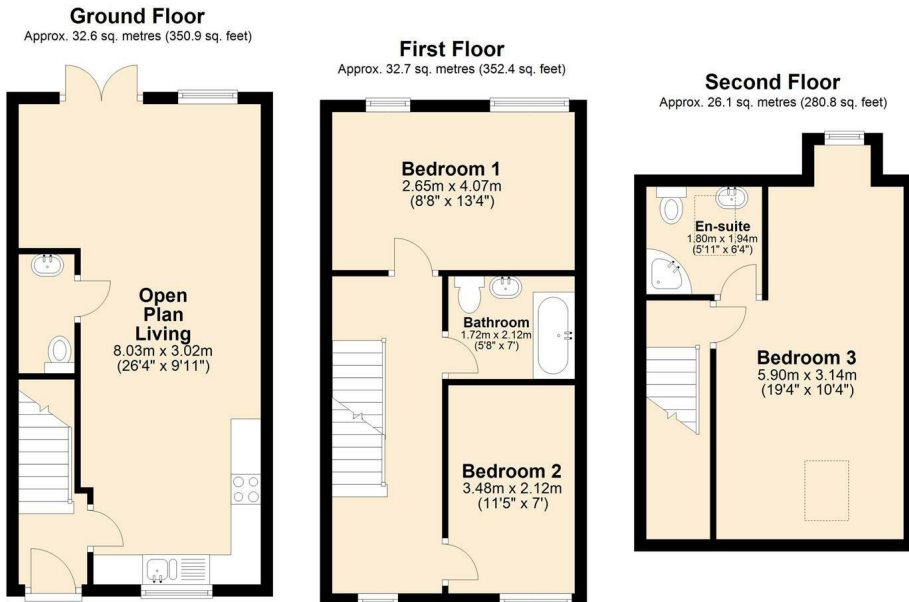
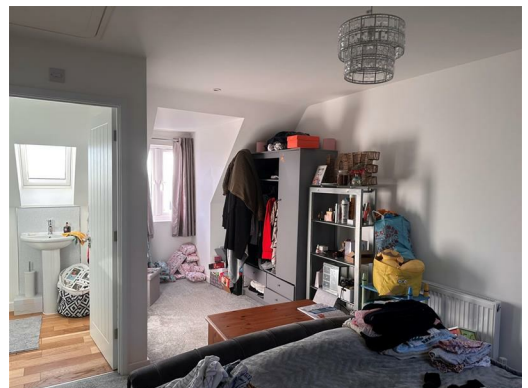
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SmartAmove is pleased to offer for Sale this spacious three-bedroom three storey mid terrace townhouse in a desirable location of Irthlingborough. The property comprises of Entrance hall, WC, three double bedrooms with the master having an ensuite, family bathroom, open plan living/dining/kitchen area. The property comes with, a built-in oven and hob, and fridge/freezer. Benefits are Gas radiator central heating, rear garden and off road parking for two cars. The property is currently tenanted and achieving a rent of £940 per month with an increase to £950 per month in the new year. The property is available tenanted or with vacant possession, ideal for investors or first time buyers. The EPC is B and council tax banding is C. Viewing is highly recommended.



Total area: approx. 91.4 sq. metres (984.1 sq. feet)

Although SmartAmove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartAmove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
92-100 (A)			92-100 (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)			55-68 (D)		
39-54 (E)			39-54 (E)		
21-38 (F)			21-38 (F)		
1-20 (G)			1-20 (G)		

EU Directive 2002/91/EC

SmartAmove Ltd, 4 Burystead Place, Wellingborough, Northants, NN8 1AH