



**2a Knox Road, Wellingborough NN8 1HW**  
**£550 PCM**

Smarta Move are pleased to offer for let this second floor double room (bedroom 5 on floorplan) in this modernised three storey HMO . The room is fully furnished, includes bills and has free Wi-Fi. The property is situated in the town centre of Wellingborough and close to all local amenities including the train station. The property benefits from a modern fitted kitchen with built-in appliances, utility with washing machine and tumble dryer, downstairs wc, communal furnished dining room, first floor bathroom with separate shower cubicle. There is also a communal rear garden. The Council Tax Band is B. The EPC rating D with the deposit of £550 and minimum rental term is 6 months. Viewings available now and move in from 01/11/2024.



Call 01933 423 983

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| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|-----------|--|-----------|
| Current                                     | Potential | Current  | Potential |
| Very energy efficient - lower running costs |           |  |           |
| A   | A         | A  | A         |
| B   | B         | B  | B         |
| C   | C         | C  | C         |
| D   | D         | D  | D         |
| E   | E         | E  | E         |
| F   | F         | F  | F         |
| G   | G         | G  | G         |
| Not energy efficient - higher running costs |           |  |           |

England & Wales EU Directive 2002/91/EC

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