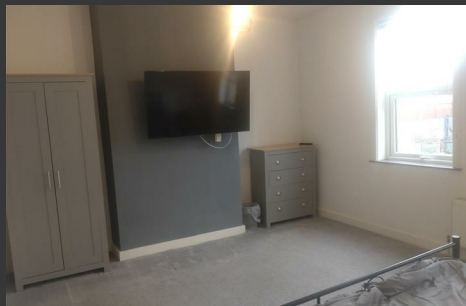




**86 Gordon Road, Wellingborough NN8 1EP**  
**£525 PCM**

Smarta Move is pleased to offer to let this large double first floor room in a four bedroom HMO in a beautifully refurbished terrace property. The property is close to all local amenities and benefits from walking distance of the town centre and Train Station. The room comes fully furnished, free Wifi and TV as well as the use of a lounge and two shower rooms, a fitted kitchen with appliances and utensils. The price is inclusive of all bills and fortnightly cleaner for communal areas. EPC rating D. Deposit is £525 with a minimum of 6 months tenancy. Available to view now and move in 1st May.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
49-55	E		
41-49	F		
35-41	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
95-100	A		
81-95	B		
69-81	C		
55-69	D		
49-55	E		
41-49	F		
35-41	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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