



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 01/11/2025.



Call 01933 423 983

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-95%	A		
81-91%	B		
69-80%	C		
55-68%	D		
44-54%	E		
35-43%	F		
2-34%	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			
35-45 tCO ₂ e	A		
27-35 tCO ₂ e	B		
22-27 tCO ₂ e	C		
17-22 tCO ₂ e	D		
12-17 tCO ₂ e	E		
7-12 tCO ₂ e	F		
2-7 tCO ₂ e	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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