



**Collyweston Road**  
Rectory Farm, Northampton

oriordanbond  
LETTINGS



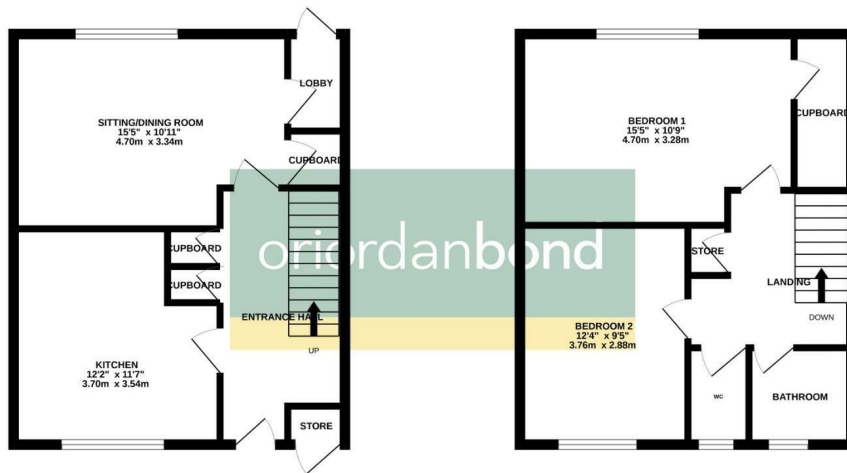
# Collyweston Road

Rectory Farm  
NN3 5EU

£950 PCM

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 860sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A well presented terraced home, situated within the popular area of Rectory Farm, within close proximity to Rectory Farm Primary School and good access to Weston Favell Shopping Centre. The accommodation comprises entrance hall, kitchen/dining room, sitting room with storage and access to rear garden, two first floor double bedrooms and a family bathroom with separate WC. Outside are well maintained front and rear gardens and nearby communal parking. Further benefits include gas radiator heating and uPVC double glazing.

## Tenancy Information

- Deposit: £1,096.00 (1 Week Holding Deposit - £219.23)
- Smokers: Not Allowed
- Pets: Not Allowed
- Unfurnished
- Length of Tenancy: 12 Months
- Available: End May 2024

## Additional information

- Council Tax Band: A
- Energy Efficiency Rating: C

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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