

## High Street, Wymington, NN10 9LS



## £1,350 PCM

Smartamove are pleased to offer for LET this spacious converted semi-detached house. The property was converted 2022 and is approx. 1300 square feet in size. The house is ideal for a family with children as it is in the catchment area of Sharnbrook School. Wymington is situated in the county of Bedfordshire and is a few miles drive away from local amenities including Rushden Lakes Shopping Centre. The property enjoys a non-estate location and benefits from double glazing, dormer windows, gated off road private carport parking for 2 cars and a low maintenance rear garden with open views and side access. The property comprises of a spacious entrance hall, lounge/diner, fitted kitchen with built in oven and hob, downstairs toilet, family bathroom, three double bedrooms with the master having a walk through dressing room and an en-suite shower room. Further benefits are electric radiator central heating, all karndean flooring to ground floor and first floor carpets. A viewing is highly recommended to appreciate how spacious the property is and location. The EPC rating is E and council tax band for this house is D. The deposit required is £1,557. Pets considered at additional cost.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.