



## 314a Wellingborough Road

Abington, Northampton, NN1 4EP

£1,075 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available now!!

A ground floor apartment with two double bedrooms, a fully fitted shower room, a cellar and a garden, with high ceilings, neutral decoration and electric heating, located in the popular area of Abington, which is close to Abington Park, Northampton School For Boys and St Andrews and Northampton General Hospitals.



Unfurnished accommodation: Entrance hall, living room, kitchen, two bedrooms, shower room, cellar, garden. No pets permitted. Maximum two small children. Maximum two sharers. Energy Rating C. Council Tax Band A.

This ground floor apartment shares a communal entrance with one other property. It is located on Wellingborough Road, which offers a great mixture of shops, cafes, restaurants, bars, betting shops and boutiques.

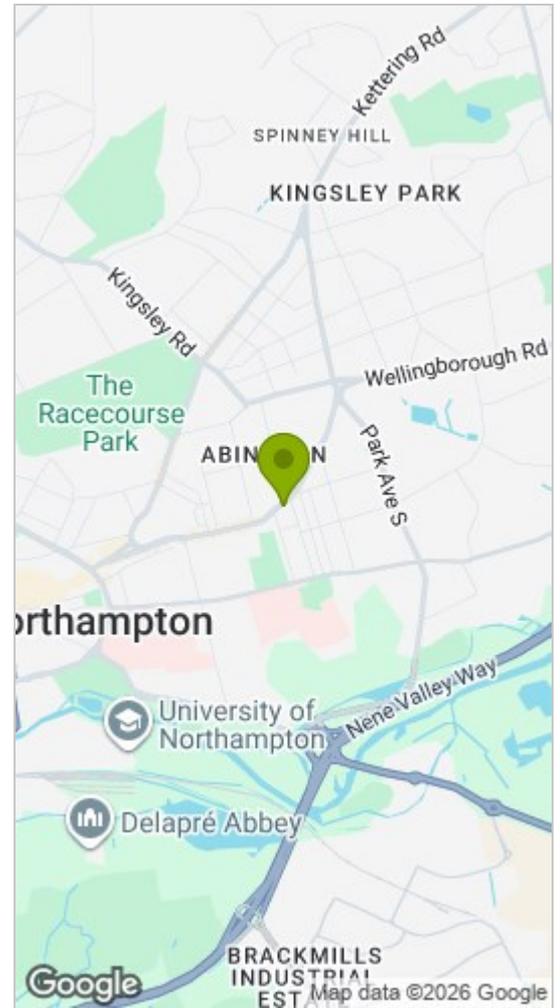
The front door opens into the hallway which has an electric heater and access to the large cellar. Please note, cellars are naturally damp environments so should not be used to store valuable or perishable items.

To the front of the property there is the master bedroom, with a large bay window overlooking Wellingborough Road and allowing in plenty of natural light. The second bedroom has a window and a glazed door allowing access to the side of the garden. Both bedrooms are carpeted.

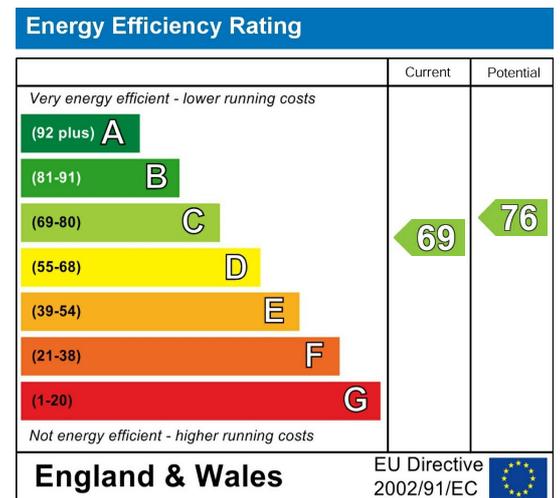
The living room has a window to the side elevation and leads through to the kitchen, which has vinyl flooring and a window to the side elevation. There are some eye and base level cupboards and a ceramic hob, electric oven and an extractor hood. A washing machine and fridge/freezer are provided but the landlord will not be liable for repair or replacement.

The shower room has been fitted with a shower and flooring and wall panelling. There is a door to the rear allowing access to the garden, which is mainly patio and gravel, with shrubbery borders.

## Area Map



## Energy Efficiency Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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