



51 Brook Street  
Wellingborough, NN9 6LL

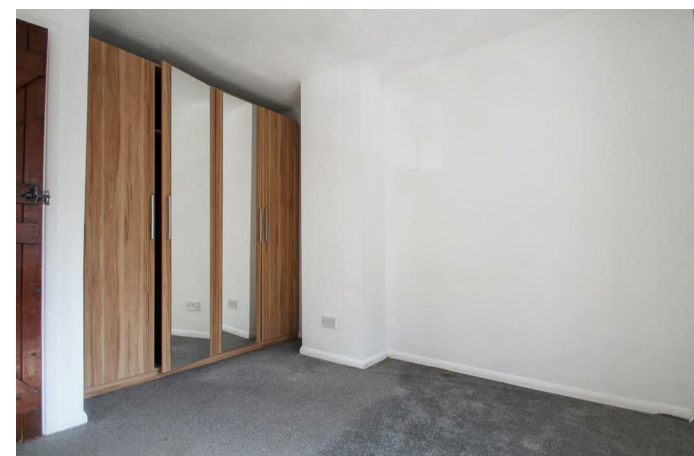


**Simpson & Partners**

\*Available early December 2026 \* A charming two bedroom cottage located in the heart of Raunds. The property comprises: living room, kitchen, two bedrooms with the master benefitting from built in wardrobes and family bathroom with shower over the bath. The property further benefits from off road parking and an enclosed garden. Council tax band B, EPC rating D. Available early December 2026.

£850 Per Month

 2  1  1





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



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