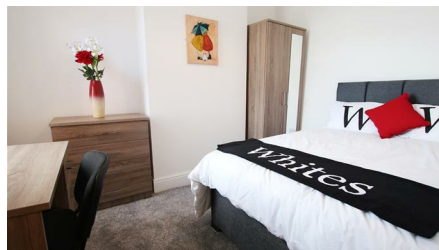
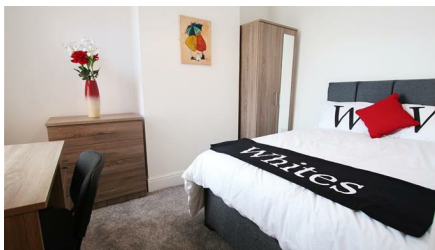
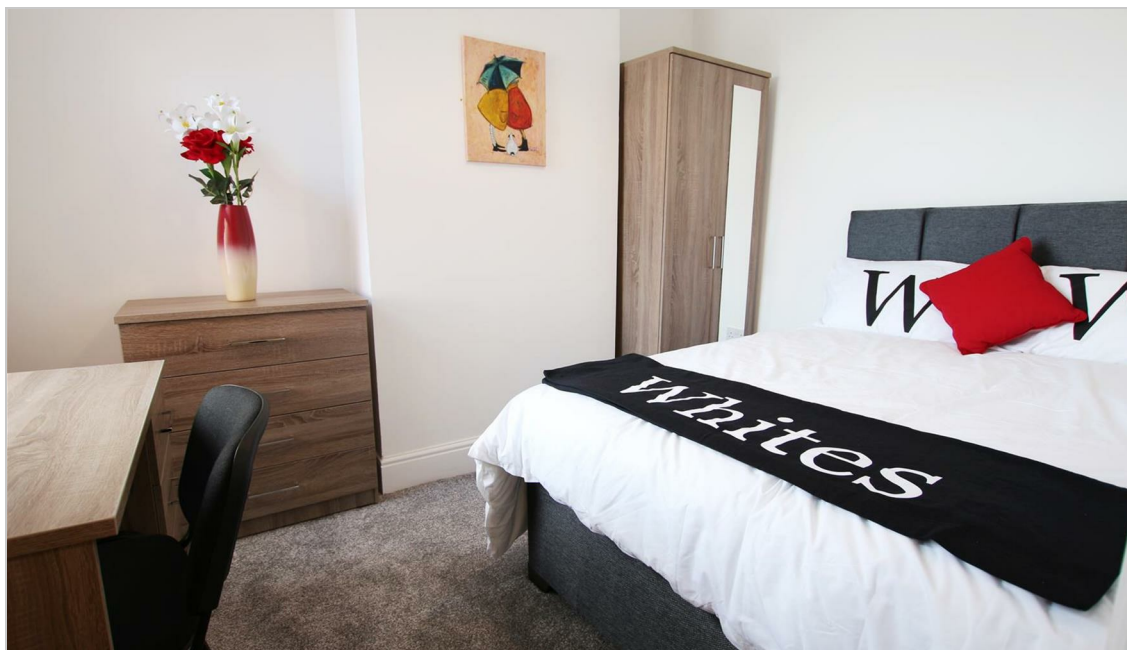


339 Wellingborough Road  
Northampton NN1 4ER

Tel: 01604 233 600  
Fax: 01604 233 445  
[www.whitesestateagents.co.uk](http://www.whitesestateagents.co.uk)



## 74 Rothersthorpe Road, Northampton, Northamptonshire NN4 8HY



**£525 Per Month**

**\*FIRST FLOOR ROOM\* \*WIFI INCLUDED\* \*COMMUNAL CLEANER\* \*UTILITIES AND COUNCIL TAX INCLUDED\* \*4 BED HOUSE\***

Modern furnished double room available in a recently refurbished professional house share in NN4. The property offers a stylish kitchen, comfortable communal lounge, utility room, modern shower room and separate WC.

Managed by a professional management agent. Available now £525 PCM. Holding deposit £100 which will be taken off the first month's rent. Tenancy deposit of £250.





| Energy Efficiency Rating                    |  | Current                                                                                                   | Potential |
|---------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                                           |           |
| (92 plus) A                                 |  |                                                                                                           | 86        |
| (81-91) B                                   |  |                                                                                                           |           |
| (69-80) C                                   |  |                                                                                                           |           |
| (55-68) D                                   |  | 66                                                                                                        |           |
| (39-54) E                                   |  |                                                                                                           |           |
| (21-38) F                                   |  |                                                                                                           |           |
| (1-20) G                                    |  |                                                                                                           |           |
| Not energy efficient - higher running costs |  |                                                                                                           |           |
| England & Wales                             |  | 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) A                                                     |         | 84                                                                                                        |
| (81-91) B                                                       |         |                                                                                                           |
| (69-80) C                                                       |         |                                                                                                           |
| (55-68) D                                                       | 61      |                                                                                                           |
| (39-54) E                                                       |         |                                                                                                           |
| (21-38) F                                                       |         |                                                                                                           |
| (1-20) G                                                        |         |                                                                                                           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                           |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |