



## 105 Wrenbury Road

Duston, Northampton, NN5 6HB

£1,100 PCM



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

Available Now!!

Two bedroom house situated in the sought-after St Giles Park of New Duston, with a recently fitted kitchen, carpets and flooring throughout.



Unfurnished accommodation: Entrance hall, kitchen, living/dining room, two bedrooms, bathroom, driveway, front and rear gardens. No pets or children permitted. Energy Rating E. Northampton Council Tax Band A.

The front door opens into the entrance lobby, which has doors leading to the ground floor rooms. The recently fitted kitchen has been fully refurbished, including new high gloss eye and base level cabinets, with new worktop, tiles and flooring. An electric oven and hob is provided.

The living/dining room has recently replaced carpet and contains the stairs to the first floor and has a French door leading to the rear garden. Upstairs there are two bedrooms, both with carpets. The bathroom has a white suite with shower over bath, glazed screen, vanity wash hand basin and wc, with new vinyl flooring.

There is a block-paved driveway to the front with parking for two cars with a lawned front garden area. The pretty and low maintenance rear garden has artificial grass with shrubbery borders and a patio area. There is also a handy garden shed for additional storage.

This property benefits from upvc double glazing and thermostatic electric heaters. This property has been freshly painted throughout, with a brand new kitchen and new carpets and vinyl flooring.

Living/Dining Room 15'07 x 11'10 (4.75m x 3.61m)

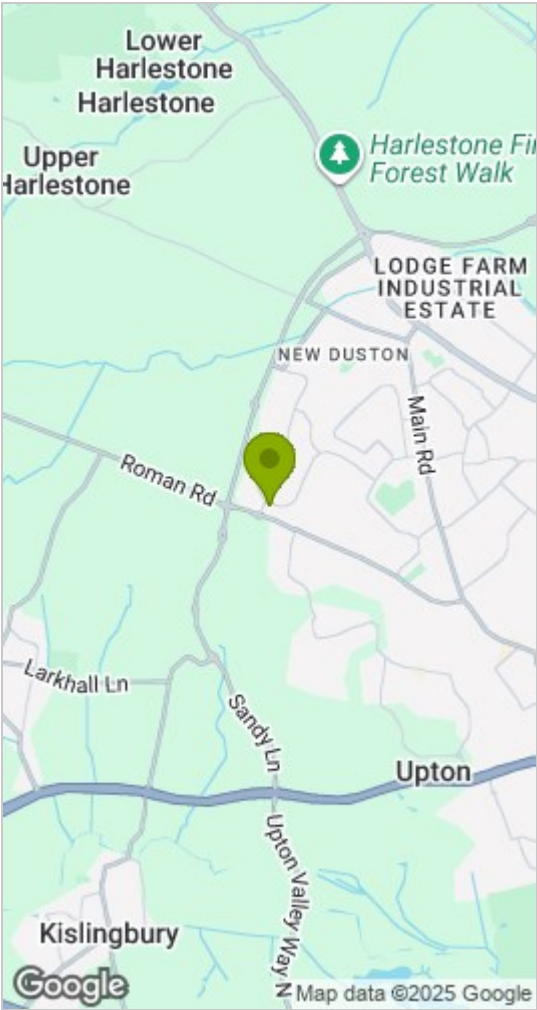
Kitchen 8'05 x 7'09 (2.57m x 2.36m )

Bedroom One 12'01 x 11'10 (3.68m x 3.61m)


Bedroom Two 12' x 5'04 (3.66m x 1.63m)

Bathroom 8'06 x 6'01 (2.59m x 1.85m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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