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## 24 Derby Road, Northampton, NN1 4JS



**£1,250**

A spacious three bedroom family home, ideally located within easy reach of the amenities of the Kettering & Wellingborough Roads as well as the Racecourse park. It is around 20 minutes walk to the hospital or Northampton town centre.

The house is presented in neutral decoration throughout and has just had new kitchen door fronts. The accommodation comprises of the entrance hall, large living room, kitchen/dining room with oven and some white goods. To the first floor are three double bedrooms and bathroom with electric shower over the bath. Outside is a low maintenance rear garden and storage unit.

Available unfurnished now, £1250.00 PCM. Deposit £1442.00. Holding deposit £288.00 which will be deducted from the first rent payment.

Rates apply, council tax band B. Initial tenancy length is 12 months with a 6 month break clause.

Car parking is on street where available without the need for a permit.

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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	