

87 Derby Road, Northampton, Northamptonshire NN1 4JP



£1,050

THE FIRST VIEWINGS ARE TAKING PLACE ON FRIDAY 16TH OCTOBER. CONTACT US TO ARRANGE YOUR APPOINTMENT. Located in popular Abington within close walking distance of shops and restaurants. This two storey house is presented in excellent decorative order throughout and ready for immediate occupation. On the Ground Floor there is a living room with feature fireplace to the front leading through to the kitchen dining room. The kitchen has a range of units, oven, hob and extractor. Door to the garden. The First Floor has two double bedrooms and a bathroom with white suite, bath with shower over, washbasin and toilet. The garden has a decked area leading to gravelled patio. Available unfurnished from late November 2026, £1050.00pcm. Deposit £1211.00. Holding Deposit £242.00, which will be deducted from the first rent payment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	71	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		