

Whites

ESTATE AGENTS

339 Wellingborough Road
Northampton NN1 4ER

Tel: 01604 233 600
Fax: 01604 233 445
www.whitesestateagents.co.uk




64 Broadway, Northampton, Northamptonshire NN1 4SQ




£1,350

This well presented three bedroom family home is located on the desirable Broadway with a plethora of local amenities including shops, restaurants and Abington park. The accommodation boasts a spacious lounge/dining room that can be separated with sliding doors, Utility room/Shower room with shower and toilet and an area for washing machine & dryer. There is an ultra modern kitchen with a range of units providing plenty of storage and working area, integrated wall oven, electric hob and extractor above, the kitchen overlooks and has direct access onto the garden via doors in the bay window. To the first floor are three spacious double bedrooms and family bathroom with three piece suite including a bath with shower over. There is an entertaining room in the lower ground floor & to the rear of the property is the low maintenance garden with AstroTurf and rear access.

Available unfurnished now, £1350PCM. Deposit £1557.00. Holding deposit £311.00, which will be deducted from the first months rent.
Rates apply: Council tax band C. Initial tenancy length 12 months with a 6 month break clause.

| 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 | | |
| | 71 | 83 |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |