



**70a Knox Road, Wellingborough NN8 1JA**  
**£500 PCM**

Smarta Move are pleased to offer for let this first floor double bedroom which is situated in this three story five bedroom spacious HMO which has been refurbished. The property is situated in the town centre of Wellingborough close to all local amenities including the train station which is within walking distance. The room comes fully furnished with all bills included and free WiFi. There is a fitted kitchen with built in appliances, to include washing machine and tumble dryer with two shower rooms. Available now subject to references. There is a minimum stay of 6 months and deposit is £500 with EPC rating C.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-95% A	A		
81-91% B	B		
69-80% C	C	79	79
54-68% D	D		
48-53% E	E		
39-47% F	F		
13-38% G	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			
92-95% A	A		
81-91% B	B		
69-80% C	C	84	84
54-68% D	D		
48-53% E	E		
39-47% F	F		
13-38% G	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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