



**Sulgrave Road  
Northampton, NN5 7BL  
£950 Per month**

Welcome to this charming mid-terrace house located on Sulgrave Road in Northampton. This newly converted property offers a unique opportunity for those seeking a comfortable living space in a vibrant community. This house features one well-appointed reception room, perfect for relaxation or entertaining guests.

The property boasts one spacious bedroom, complete with an en-suite shower room, ensuring privacy and convenience. Additionally, one of the bedrooms includes a kitchenette, making it ideal for independent living while still enjoying the benefits of a shared environment. The shared kitchen is a great space for communal cooking and socialising, fostering a sense of community among residents. All bills included. Outside, you will find a delightful communal garden, providing a serene escape for outdoor enjoyment. Parking is also available, adding to the convenience of this lovely home.

This property is perfect for individuals looking for a house share in a friendly and welcoming setting. With its modern furnishings and thoughtful layout, it is ready for you to move in and make it your own. Don't miss the chance to experience comfortable living in this desirable location.

## Entrance

## Bedroom 3

13'9" x 8'5" (4.21m x 2.59m )



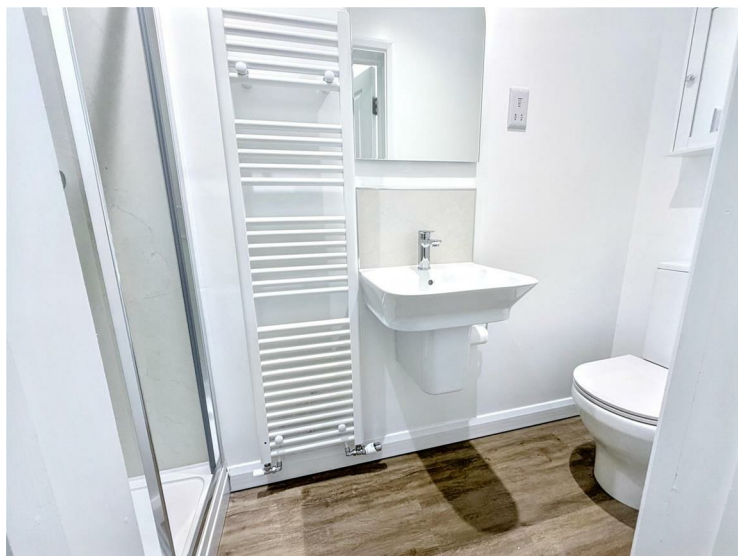
## Bedroom 2

7'7" x 15'11" (2.32m x 4.86m )

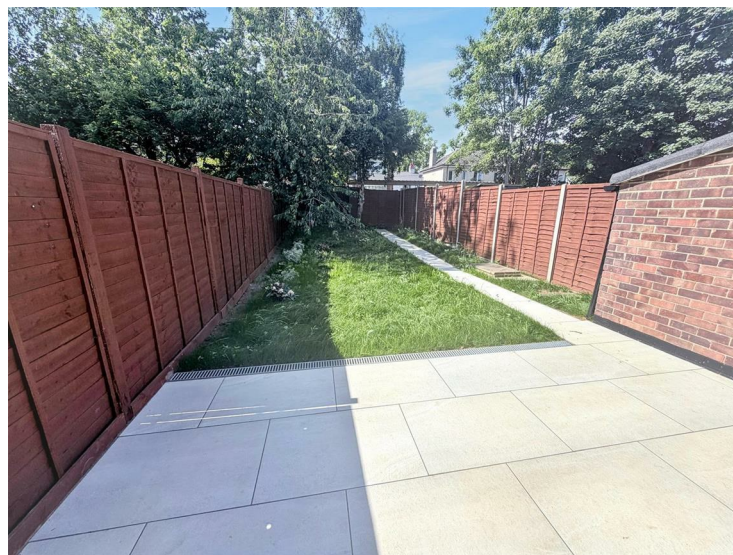


## Bedroom 4

7'6" x 13'1" (2.30m x 4.01m )

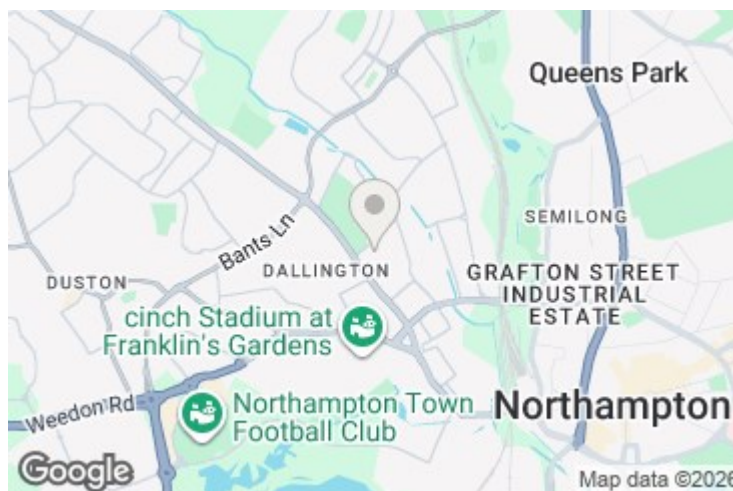


## Garden



## Kitchen

6'11" x 15'7" (2.12m x 4.77m )



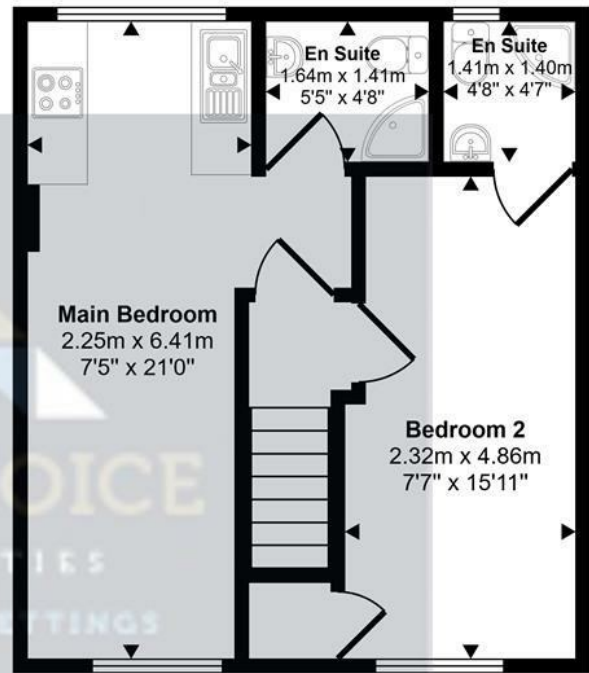
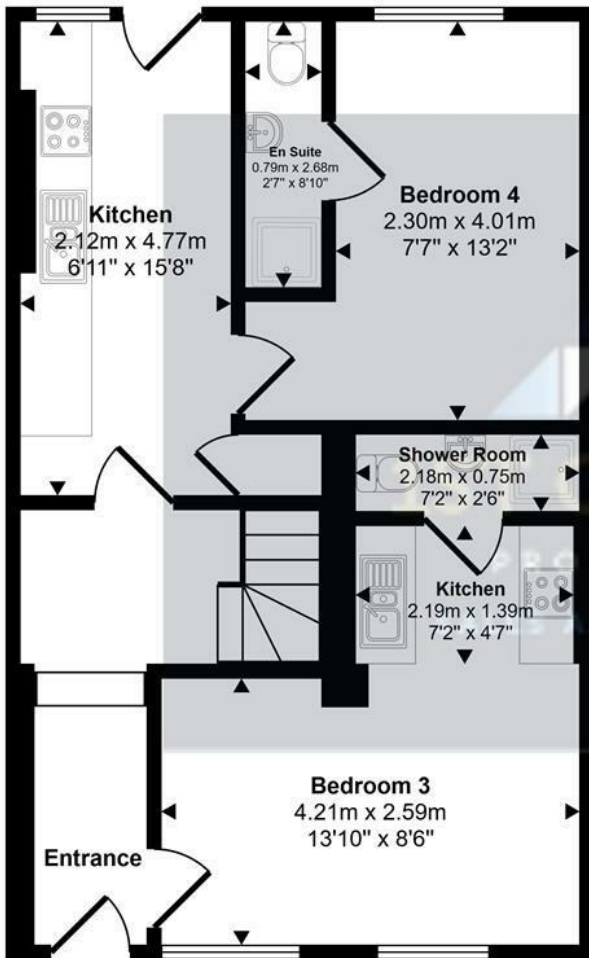
## Landing

## Main Bedroom

7'4" x 21'0" (2.25m x 6.41m )



Approx Gross Internal Area  
87 sq m / 937 sq ft



**Ground Floor**  
Approx 51 sq m / 553 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">87</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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