

18 Elizabeth Close  
Wellingborough  
Northamptonshire.  
NN8 2JA

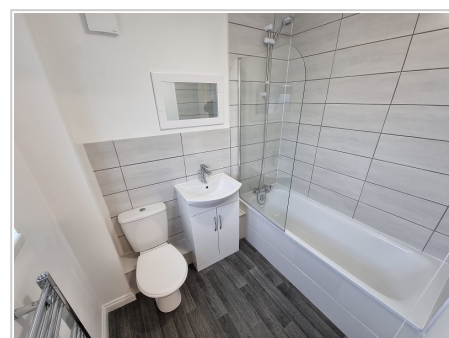
£625 Monthly \*



- Available Now
- Fully Refurbished
- End Of Terrace
- Off Road Parking
- Rear Garden
- Gas Radiator Heating
- Sought After Location
- Viewing Essential

Ref: PRA10521

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\* ONE BEDROOM HOUSE WITH OFF ROAD PARKING \*\* AVAILABLE NOW \*\* FULLY REFURBISHED \*\*** We are pleased to offer to the market for rent this rarely available one bedroom house situated in a popular part of Wellingborough. The property benefits from off road parking, rear garden and double glazed windows. Internal viewing essential to fully appreciate this fantastic property.

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## Accommodation

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### Entrance

Enter via obscure multi pane door into lounge.

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### Lounge (12' 10" x 9' 11" ) or (3.91m x 3.02m)

Double glazed window to front aspect, stairs rising to first floor landing, archway leading in to kitchen, radiator.

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### Kitchen (9' 10" x 6' 10" ) or (3.00m x 2.08m)

Obscure double glazed door to rear aspect leading to rear garden, double glazed window to rear aspect, fitted with a range of eye and base level units with roll top work surface over, sink and drainer with mono block mixer taps over, tiled splash backs, integrated electric oven, gas hobs, plumbing for automatic washing machine, wall mounted central heating boiler, radiator, door leading to storage/pantry with electric.

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## First Floor

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### Landing

Doors to bedroom and bathroom, double glazed window to rear aspect, radiator, loft access hatch.

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### Bedroom 1 (42' 8" x 29' 9") or (13.00m x 9.07m)

Two double glazed windows to front aspect, radiator, door to airing cupboard.

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### Bathroom

Obscure double glazed window to rear aspect, fitted with a three piece suite comprising of low flush w/c, sink on pedestal, panelled bath, tiled splash backs, extractor fan, radiator.

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## Outside

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## Rear Garden

Fully enclosed by timber fencing, part paved and mainly laid to lawn with mature fruit tree.

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## Front Garden

Off road parking, door to brick built storage cupboard.

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## Services

Mains gas, mains water, mains electricity, mains drainage

EPC Rating:63

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*