

7 Derwent Close
Wellingborough
Northamptonshire.
NN8 3ZS

£825 Monthly *



- Available Now
- Two Bedrooms
- Semi Detached House
- Off Road Parking
-



Ref: PRA10547

Viewing Instructions: Strictly By Appointment Only

General Description

IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

**** AVAILABLE NOW **** TWO BEDROOM SEMI DETACHED WITH OFF ROAD PARKING AND CONSERVATORY **
We are pleased to offer to the market for rent this superb two bedroom semi detached house with conservatory and off road parking.

Accommodation

Entrance Hall

Obscure double glazed PVCu front door, laminate flooring, radiator, stairs rising to first floor, door to lounge, dado rail.



Lounge (15' 3" Max x 9' 7") or (4.65m Max x 2.91m)

Double glazed bay window to front aspect, feature fireplace with 'real flame' style gas fire with marble effect hearth and surround, laminate flooring, door to understairs cupboard and kitchen.



Kitchen (12' 10" x 8' 2") or (3.91m x 2.48m)

Fitted with a range of eye and base level units with roll top work surface over, stainless steel sink and drainer with mono block mixer taps over, electric cooker, plumbing for automatic washing machine, tiled flooring and tiled splash backs, breakfast bar, wall mounted central heating boiler, door to conservatory.



Conservatory (11' 5" x 9' 2") or (3.48m x 2.79m)

Double glazed windows to side and rear aspects, double glazed double doors opening on to rear garden, radiator, laminate flooring, ceiling fan.

First Floor

Landing

Obscure double glazed window to side aspect, doors leading to bedrooms, bathroom and airing cupboard, loft access hatch, dado rail.



Bedroom 1 (10' 7" x 9' 7") or (3.23m x 2.93m)

Double glazed window to front aspect, built in wardrobes, built in cupboard, radiator.

Bedroom 2 (10' 10" x 6' 3") or (3.31m x 1.91m)

Double glazed window to rear aspect, radiator.



Bathroom

Obscure double glazed window to rear aspect, refitted white suite to include low flush wc, contemporary wash hand basin and panelled bath with wall mounted electric shower over, tiled splash backs and flooring.

Outside

Front Garden

Lawn area, driveway providing off road parking.



Rear Garden

Mainly laid to lawn, borders with shrubs, raised decking area, paved patio area, timber construction shed, pedestrian gate leading to front of property.

Services

Mains gas, mains drainage, mains water, mains electricity

EPC Rating:67

Council Tax

Band B



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.