

37 Butterfields
Wellingborough
Northamptonshire.
NN8 2PZ

£695 Monthly *



- End of Terrace
- Two Allocated Parking Spaces
- Two Bedrooms
- Double Glazing
- Popular Small Estate
- Viewing Advised
- Available Early November

Ref: PRA10588

Viewing Instructions: Strictly By Appointment Only



General Description

Marshall & Cross are pleased to offer this two bedroom modern end of terrace property situated on this small development just off the Doddington Road with its own pocket park / public open space. The property is offered for rent in good decorative order, with 2 allocated parking spaces, Accommodation briefly comprises of: Modern Kitchen, Sitting Room, Cloakroom, to the first floor Two Bedrooms and Bathroom, other benefits include: Gas radiator central heating, double glazing. This property must be viewed.

Accommodation

Entrance Hall

Approached via double glazed door, radiator, stairs rising to first floor. complemented by wood effect laminate flooring.

Lounge / Dining Room (15' 5" Max x 13' 1") or (4.71m Max x 3.98m)

Double glazed patio doors opening out to rear garden, double glazed window to the side elevation, two radiators, complemented by wood effect laminate flooring.



Kitchen (8' 11" x 5' 10") or (2.72m x 1.78m)

Double glazed window to the front elevation, fitted with a range of base and eye level units with roll top work surfaces over insert stainless steel sink one and a half drainer unit, built in oven, gas hob with extractor over, plumbing for washing machine, space for upright fridge freezer, tiling to all water sensitive areas, complemented by vinyl flooring

Cloakroom

Double glazed window to the front elevation, wall mounted wash hand basin, low level wc, tiling to all water sensitive areas.

First Floor Landing

Airing cupboard, doors to both bedrooms and bathroom.



Bedroom 1 (10' 10" x 8' 6") or (3.29m x 2.59m)

Double glazed window to the rear elevation, full length fitted wardrobes, radiator.

Bedroom 2 (13' 1" x 8' 10") or (3.98m x 2.68m)

Double glazed window to the front elevation, fitted wardrobe, radiator.



Bathroom

Double glazed window to the side elevation, pedestal mounted wash hand basin, low level wc, panelled bath with telephone mixer tap shower attachment, tiling to all water sensitive areas, radiator.

Front Garden

Low maintenance gravel sections, gated access to the rear garden, two allocated parking spaces directly at the front of the property.



Rear Garden

Low maintenance rear garden which continues around the side of the property offering additional storage space, garden block paved with gravel sections and mature trees, enclosed by brick wall and timber fence panels, gated access to the front of the property

Council Tax Band

Council Tax Band: B

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:64

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.