

37 Sandringham Close
Wellingborough
Northamptonshire.
NN8 2EL

£650 Monthly *



- TERRACE HOUSE
- OFF ROAD PARKING
- TWO BEDROOMS
- POPULAR SMALL ESTATE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- VIEWING ADVISED

Ref: PRA10838

Viewing Instructions: Strictly By Appointment Only



General Description

**** IMMACULATELY PRESENTED TWO BEDROOM *** MUST BE SEEN*** We are delighted to offer this two bedroom modern mid terrace property offered for rent in excellent decorative order, with 2 off road parking spaces, Accommodation briefly comprises of: Entrance Hall, Modern Kitchen, Lounge / Dining Room, to the first floor Two Bedrooms and Bathroom, other benefits include: Gas radiator central heating, double glazing.

Accommodation

Entrance Hall

Approached via double glazed door, radiator, stairs rising to first floor.



Lounge / Dining Room (14' 02" x 11' 09") or (4.32m x 3.58m)

French doors to rear garden, radiator, coving to ceiling.



Kitchen (9' 08" x 5' 07" Max) or (2.95m x 1.70m Max)

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 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.

Landing

Doors to all bedrooms and bathroom, loft access.



Bedroom 1 (11' 10" x 8' 09") or (3.61m x 2.67m)

Double glazed window to the rear elevation, radiator.



Bedroom 2 (11' 10" x 8' 05") or (3.61m x 2.57m)

Double glazed window to the front elevation, radiator, airing cupboard housing boiler.



Bathroom

White bathroom suite comprising of: pedestal mounted wash hand basin, low level wc, panelled bath with mixer tap shower attachment, tiling to all water sensitive areas, complemented by laminate flooring, radiator.

Front Garden

Off road parking for two vehicles, mature shrub borders, enclosed by timber fencing.



Rear Garden

Paved patio area, remainder laid to lawn with ,mature shrub and plant borders, gated access to the rear, enclosed by timber fencing.

Services

Mains drainage, mains gas, mains water, mains electricity

EPC Rating:77

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.